

# Supported Housing Needs Study (2024 – 2039)

A report for Cumberland Council

Status: Final

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Housing Learning and Improvement Network

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## 1. Introduction

- 1.01 This is a report of research undertaken by the Housing Learning & Improvement Network (Housing LIN)<sup>1</sup> for Cumberland Council to provide a Specialist and Supported Housing Needs Assessment.
- 1.02 The Council has commissioned the Housing LIN to undertake an assessment of the future need, over the next 10-15 years, for specialist and supported housing and accommodation.
- 1.03 The scope of this specialist and supported housing need assessment includes:
- Older people (55+ years).
  - Adults with a learning disability/Autistic people; including children/young people who are likely to 'transition' to eligibility to adult services.
  - Adults with mental health needs.
  - Adults with physical disabilities/long term conditions.
  - Vulnerable young people (specifically care experienced young people and 16-17 homeless young people).
- 1.04 Whilst the assessment is shown in relation to the 'cohorts' of people above, it is recognised that people's needs are often complex and that innovative approaches to housing and support that go beyond these 'cohort' definitions will be required and indeed desirable:
- An assumption that mainstream housing suitably designed and/or adapted will be appropriate for many people with care and/or support needs.
  - Housing solutions may be multi-functional, e.g. providing a mix of mainstream housing, supported housing and potentially other facilities.
  - All housing and supported accommodation for people with care and/or support needs should assist and facilitate inclusion in community life.
- 1.05 The Council wishes to use this evidence base to inform its supported housing strategy and its other housing, planning, social care, investment and delivery plans. The council's objective is to support people with care/support needs to live independently in their homes through having a range of specialist and supported housing options available which enables this to happen.
- 1.06 This specialist and supported housing need assessment covers a range of housing and accommodation types for the groups of people shown above.
- 1.07 Estimates of need for supported, specialist and accessible homes, as appropriate for each of the cohorts above are produced for the next 15 years to 2039. These are extrapolated forward to 2044 for cohorts with larger populations (in relation to specialist housing for older people). In relation to vulnerable young people (specifically care experienced young people) where

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<sup>1</sup> [www.housinglin.org.uk](http://www.housinglin.org.uk)

the need is for short term supported accommodation and the population is relatively small, need for supported housing and 'move-on' housing is estimated over the next 5 years to 2029.

- 1.08 Qualitative evidence from a range of stakeholders has been used to inform estimates of supported housing need.
- 1.09 Where appropriate estimates of housing need are indicated for different tenure types.
- 1.10 Where the size of the relevant cohort populations permits, estimates of future specialist/supported housing and accessible housing need are shown at Cumberland level and at the level of the 8 sub areas in Cumberland (this applies to estimates of need for supported/specialist housing for older people and estimates of need for adapted and accessible housing for people with physical disabilities) and for Key Service Centres (key settlements). In relation to the estimates of need for supported and specialist housing for people with learning disabilities, people with mental health needs and vulnerable young people, as these populations are relatively small, qualitative commentary in relation to potential geographic locations in terms of estimated need is provided. The 8 sub areas within Cumberland are shown at Annexe 7 matched to wards and, as far as practicable, to parishes.
- 1.11 Quantitative estimates of need for specialist housing and accommodation for older people should be treated as a guide to future need. The Housing LIN strongly recommends using local qualitative research to triangulate and corroborate quantitative estimates of need for specialist and supported housing.
- 1.12 The report is structured in the following way:
  1. An overview of Cumberland's local context.
  2. Summary reports applicable to each group of people (above) who may require supported and specialist housing including the following:
    - (1) Summary of key messages from qualitative research.
    - (2) Summary of key demographic trends.
    - (3) Summary of the estimated number of supported and specialist homes required.
  3. A technical annexe applicable to each group of people (above) who may require supported and specialist housing with additional technical detail and the applicable methodology explained, including:
    - (1) Evidence from qualitative research with local stakeholders.
    - (2) Detailed demographic trends including data sources.
    - (3) Estimations of the need for supported, specialist and adapted housing with the methodology set out in detail.
    - (4) Examples of contemporary practice in relation to supported and specialist housing, including short case studies.

## 2. Cumberland's local context

### Geographic context

- 2.01 On the 1<sup>st</sup> April 2023, local government in Cumbria changed. The six district councils and Cumbria County Council have been replaced by two new unitary authorities; Cumberland Council and Westmorland and Furness Council.<sup>2</sup>
- 2.02 Cumberland Council covers the combined area of the former districts of Allerdale, Carlisle and Copeland. The district takes its name from the historic county of Cumberland and covers around 77% of the area of the older county as it was prior to the 1974 reforms which created the new county of Cumbria.
- 2.03 Cumberland Council remains part of the ceremonial county of Cumbria. It borders Scotland, Northumberland, Westmorland and Furness, and the Irish Sea. Part of the area is in the Lake District National Park. Major settlements include Carlisle, Whitehaven and Workington.



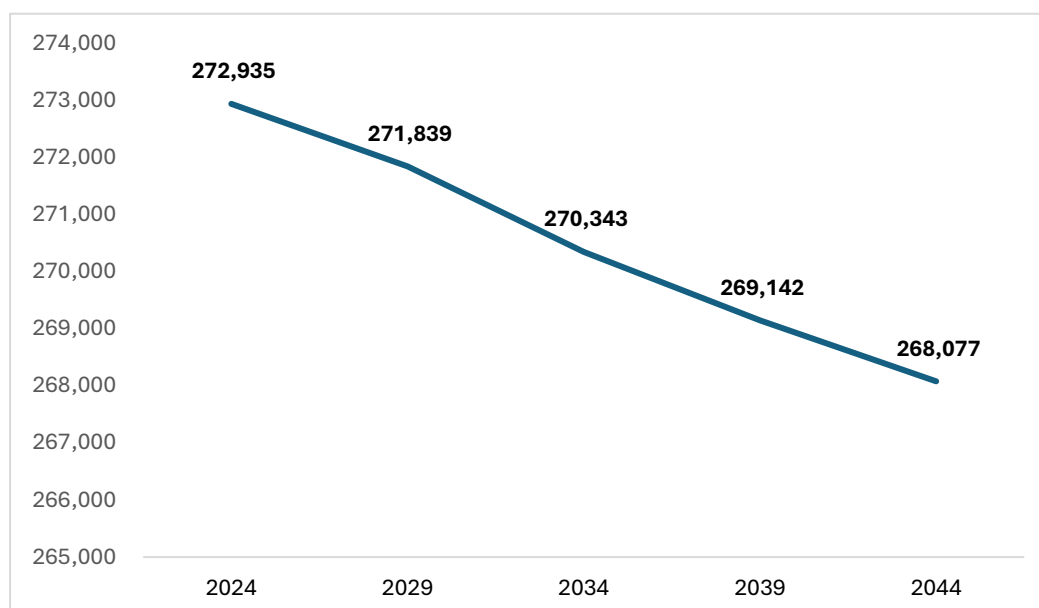
### Demographic context

- 2.04 Cumberland population projection shows downward trend in the total population over the next two decades. The total projected population decrease from 2024 to 2044 is approximately 4,858.

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<sup>2</sup> <https://www.cumbria.gov.uk/>

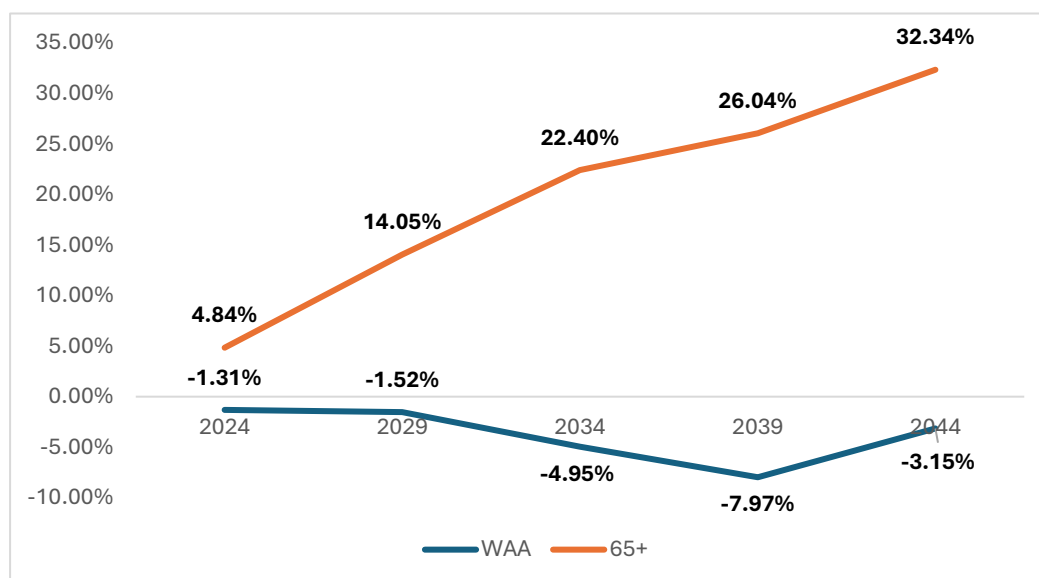
Figure 1. Population projection of Cumberland from 2024 to 2044



Source: ONS 2021 and Sub national population projection 2018

- 2.05 The population projections for Cumberland highlight a significant demographic shift, with the older population (65+) expected to grow much faster (increasing by c.32% by 2044 relative to 2021) whereas the working-age population shows a decline (c.3% lower in 2044 relative to 2024).

Figure 2. Population projection of working age adults and 65+ in Cumberland to 2044

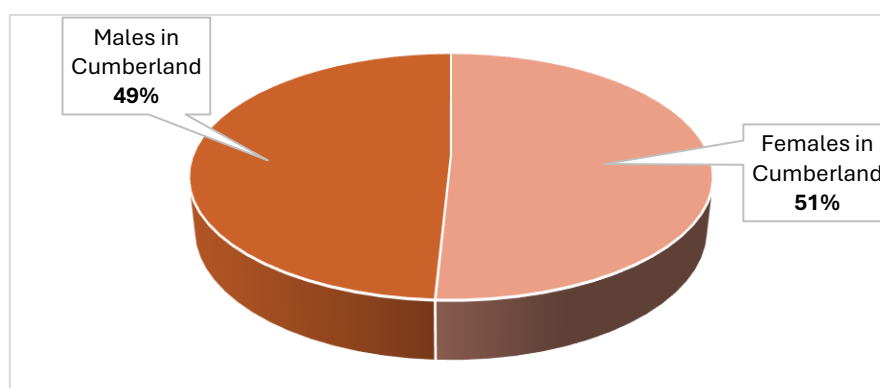


Source: ONS 2021 and Sub national population projection 2018

- 2.06 There is a consistent pattern of a higher female population across different age groups in Cumberland. 51% of the total population are females.



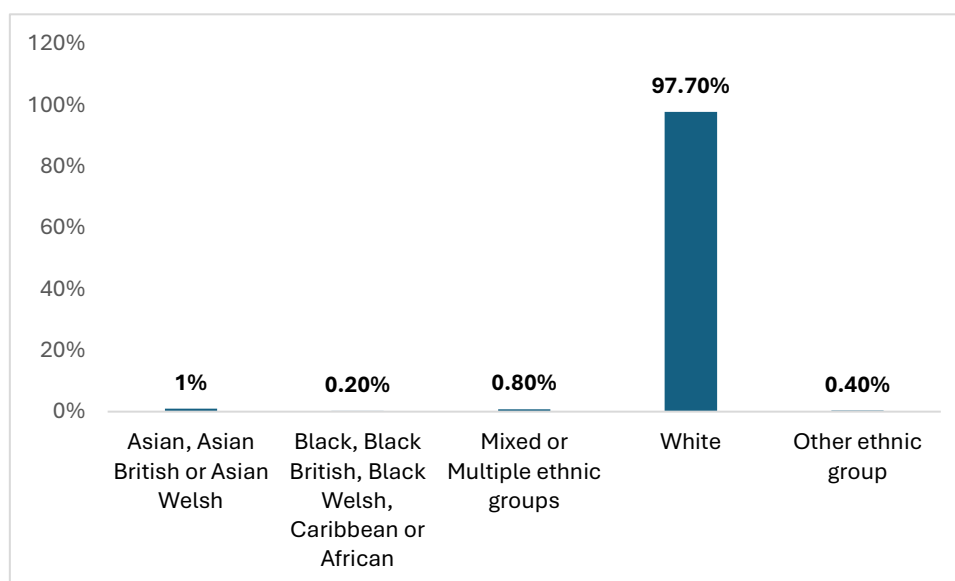
Figure 3. Gender statistics of Cumberland



Source: ONS 2021

- 2.07 The ethnicity breakdown shows a predominantly White population at 97%, with smaller minority groups like Asian, Asian British, or Asian Welsh individuals accounting for 1% and Black, Black British, Caribbean, or African communities represent 0.2%. People from mixed or multiple ethnic backgrounds make up 0.8%, and other ethnic groups, including groups like Arabs, comprise 0.4% of the population.

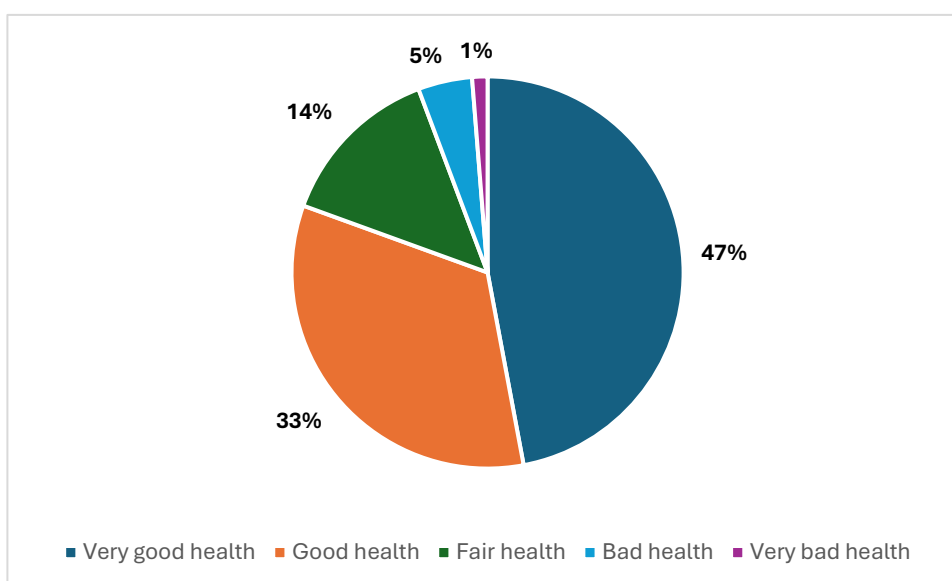
Figure 4. Population ethnicity characteristics in Cumberland



Source: ONS 2021

- 2.08 The general health of Cumberland's population shows that 47% of residents reported being in "very good health," while 34% described their health as "good." This indicates that the majority of Cumberland's residents perceive themselves as being in good or very good health, although a smaller portion of the population face moderate to more severe health challenges, with 14% in "fair health," 5% in "bad health," and 1% in "very bad health."

Figure 5. Population health status, Cumberland

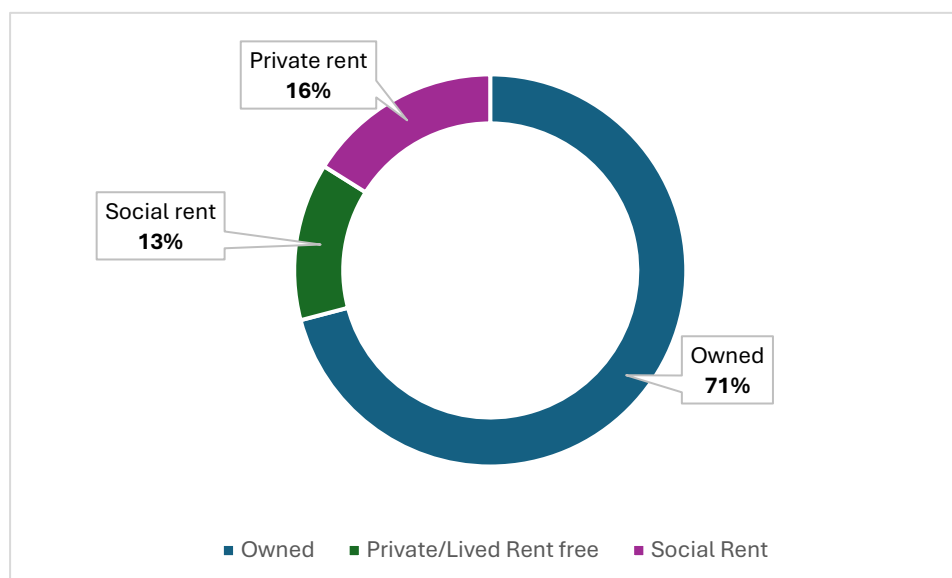


Source: ONS 2021

## Socio economic context

- 2.09 The tenure distribution in Cumberland shows that while a majority of residents, 191,745 (71%), own their homes, a significant minority live in rented housing; 35,138 (13%) households live in private or rent-free accommodations, while 43,502 (16%) live in social rented housing.

Figure 6. Tenure split of Cumberland



Source: ONS 2021

- 2.10 The average house price in Cumberland was £170,000 in June 2024, up 5.9% from June 2023. This was higher than the rise in the North west (3.7%) over the same period. Across Great Britain, a home sold for an average of £291,000 in June 2024, which was up from the June 2023 average of £283,000.

## Key local policies and strategies

2.11 A range of national and local quantitative evidence, as well as evidence from local policies has been used to inform estimates of need for specialist and supported housing including:

- Cumberland Joint Local Health and Wellbeing Strategy 2023 to 2028<sup>3</sup>
- Equality & Equity in Education – An Inclusion Strategy for Cumberland 2023-2026<sup>4</sup>
- Cared for, Care Experienced and Separated young people Sufficiency Strategy 2024-2027<sup>5</sup>
- Cumberland's Market Position Statement 2025 – 2029 (draft)

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<sup>3</sup><https://www.cumberland.gov.uk/health-and-social-care/public-health/cumberland-joint-local-health-and-wellbeing-strategy-2023-2028>

<sup>4</sup> <https://cumberland.moderngov.co.uk/documents/s9903/Equality%20Equity%20in%20Education%20-%20An%20Inclusion%20Strategy%20for%20Cumberland%202023-26.pdf>

<sup>5</sup> [https://www.cumberland.gov.uk/sites/default/files/2024-06/cared\\_for\\_care\\_experienced\\_and\\_separated\\_young\\_people\\_sufficiency\\_strategy-2024-27\\_1\\_1.pdf](https://www.cumberland.gov.uk/sites/default/files/2024-06/cared_for_care_experienced_and_separated_young_people_sufficiency_strategy-2024-27_1_1.pdf)

### 3. Summary report: Supported and specialist housing required for older people (55+)

#### What older people say about the homes they want

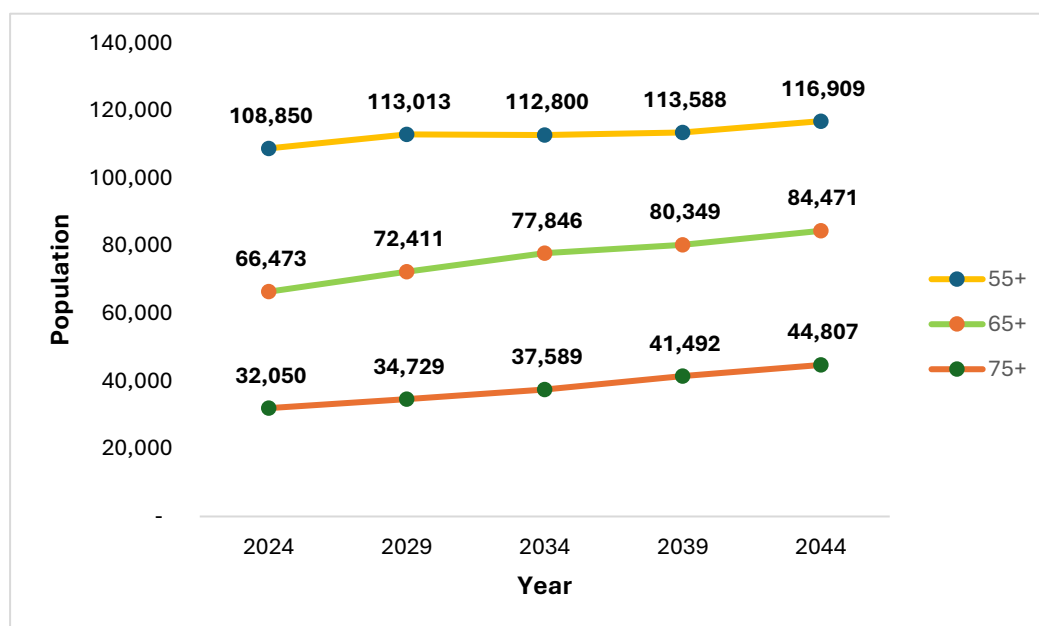
- 3.01 Older people are a diverse group of people with different views and preferences about where they want to live and how they want to be supported in later life.
- 3.02 Many older people would prefer to remain living in their existing homes for as long as possible and are seeking support with aids and adaptations to make their homes more accessible.
- 3.03 Moving into a care home is no-one's preference.
- 3.04 There are, however, some people looking to move, those that want to move would prefer a home that is designed to be accessible from the outset, this could be through a move to 'specialist' housing such as retirement/sheltered or extra care housing but also to another 'conventional' home that is accessibly designed.
- 3.05 There are older people locally that are interested in and willing to move to 'specialist' housing (retirement/sheltered or extra care), provided it provides aspirational, accessible and affordable homes.

#### Demographic trends

##### **The older population (55+)**

- 3.06 There are currently 108,850 residents over the age of 55 in Cumberland. By 2044, this is estimated to increase by 7% to 116,909 residents.
- 3.07 This is slightly lower than Westmorland and Furness, which is projected to increase by 9% to 106,506 residents, and Northumberland, which is projected to increase by 15% to 158,959 residents. The percentage change in Cumberland is significantly lower than in England (21%).
- 3.08 There are currently 66,473 residents over the age of 65 in Cumberland. By 2044, this is estimated to increase by 27% to 84,471 residents.
- 3.09 This increase is comparable to Westmorland and Furness, which is projected to increase by 28% to 77,810 residents, but lower than Northumberland, which is projected to increase by 34% to 117,409 residents. The percentage change in Cumberland is also lower than in England (37%).
- 3.10 There are currently 32,050 residents over the age of 75 in Cumberland. By 2044, this is estimated to increase by 40% to 44,807 residents.
- 3.11 This increase is slightly higher than Westmorland and Furness, which is projected to increase by 36% to 41,864 residents, but lower than Northumberland, which is projected to increase by 55% to 64,257 residents. The percentage change in Cumberland is also lower than in England (46%).

Figure 7. Projected population of the older population (55+, 65+, and 75+) from 2024 to 2044 in Cumberland



Source: ONS 2021 and sub national population projections 2018

Table 1. Percentage change to 2044 of 55+, 65+ and 75+ population relative to 2024 for Cumberland, CIPFA comparator average and England

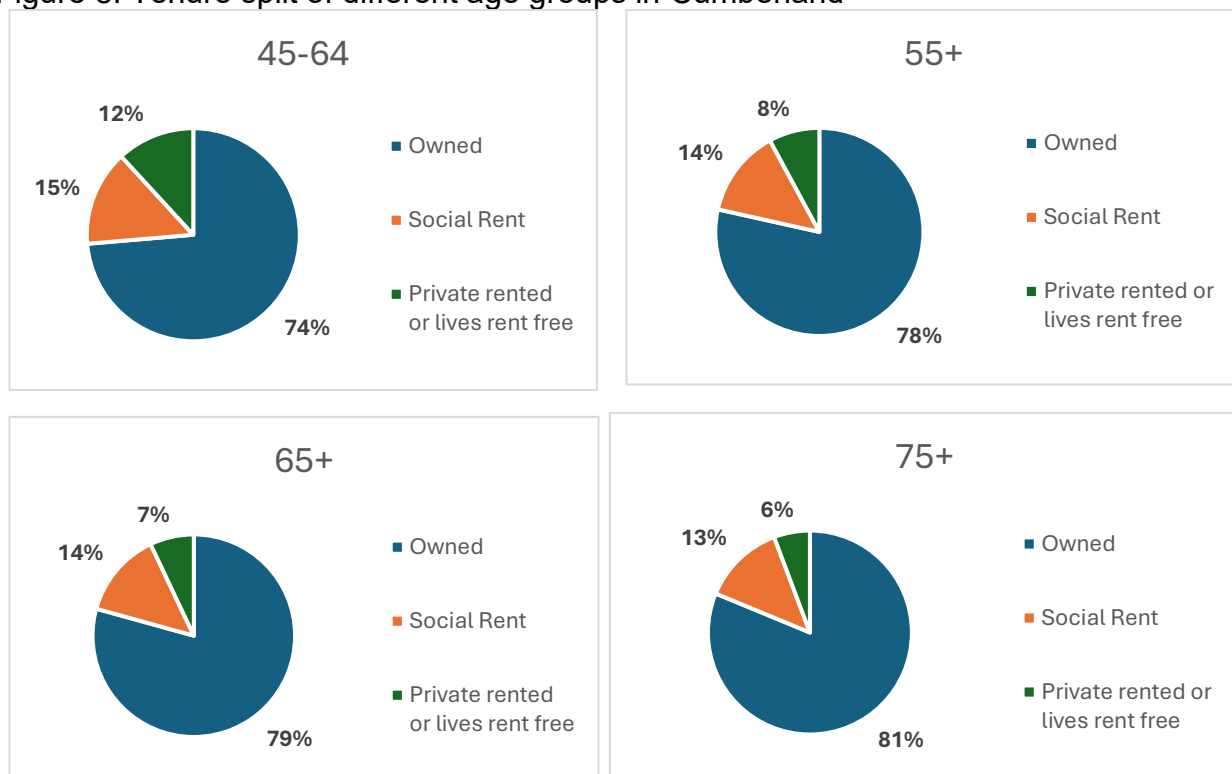
Age group	Cumberland	Westmorland & Furness	Northumberland	England
55+	7.4%	8.7%	14.8%	20.7%
65+	27.1%	27.5%	34.4%	37.0%
75+	39.8%	36.0%	55.1%	45.3%

Source: ONS 2021 and sub national population projections 2018

## Tenure

- 3.12 The majority of 65+ households in Cumberland are homeowners (79%) with 14% renting their homes from a social landlord and 6% from a private landlord.
- 3.13 Compared to England, Cumberland has a higher percentage of 65+ households that are homeowners and a lower percentage of people that are renting privately. In England 77% of 65+ households are homeowners, 16% rent from a social landlord and 7% from a private landlord.

Figure 8. Tenure split of different age groups in Cumberland



Source: ONS 2021

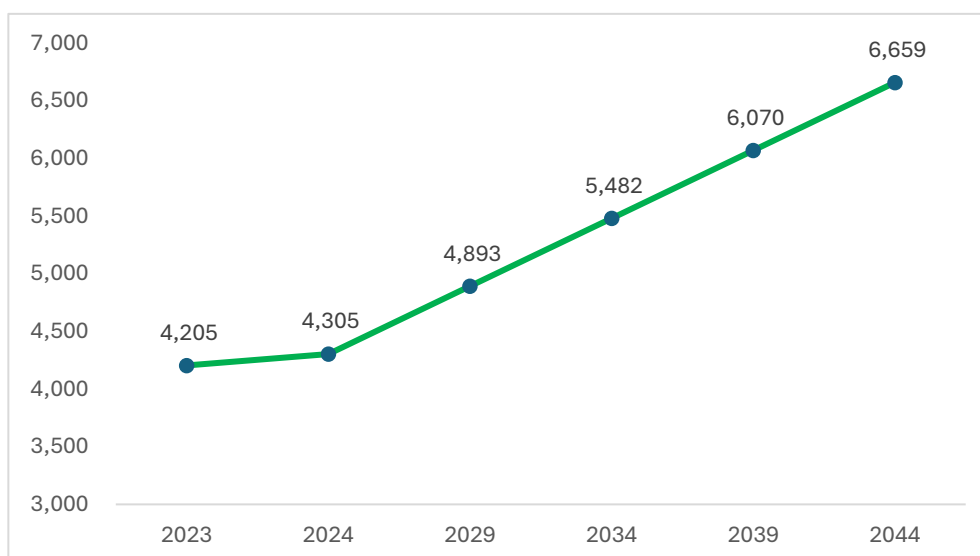
- 3.14 The data indicates that people in the older age groups (65+ and 75+) in Cumberland are more likely to be homeowners compared to people in the younger age groups. Homeownership rates increase progressively with age, from 74% for the 45-64 age group to 78% for those aged 65+ and 81% for the 75+ age group.
- 3.15 People in the older age groups are also less likely to rent privately compared to people in the younger age groups. The proportion of individuals in private rented or rent-free accommodation decreases from 2% in the 45-64 cohort to 8% for the 65+ cohort and further to 6% for the 75+ cohort.
- 3.16 The percentage of people living in social rented accommodation remains relatively stable across age groups. However, younger age groups are slightly more likely to rent from a social landlord, with 15% of the 45-64 age group living in social rented housing, compared to 14% for the 65+ group and 13% for the 75+ group.

### Health and social care characteristics

- 3.17 In Cumberland, the average life expectancy at birth for females is 81.3 years, which is same as the North west average and lower than the national average for England, which is 82.8 years.
- 3.18 For males, the life expectancy at birth in Cumberland is 77.2 years, same as North west average of 77.3 years and lower than the England average of 78.9 years.

- 3.19 In Cumberland, the average life expectancy at 65 for females is 20.2 years, which is almost same as the North west average of 20 years and lower than the national average for England, which is 20.9 years.
- 3.20 For males, the life expectancy at 65 in Cumberland is 17.9 years, slightly above the North west average of 17.6 years and lower than the England average of 18.4 years.
- 3.21 By 2044, the projected number of people aged 65+ living with dementia in Cumberland is estimated to increase from 4,205 people to 6,659.

Figure 9. Projected number of people aged 65+ living with dementia in Cumberland

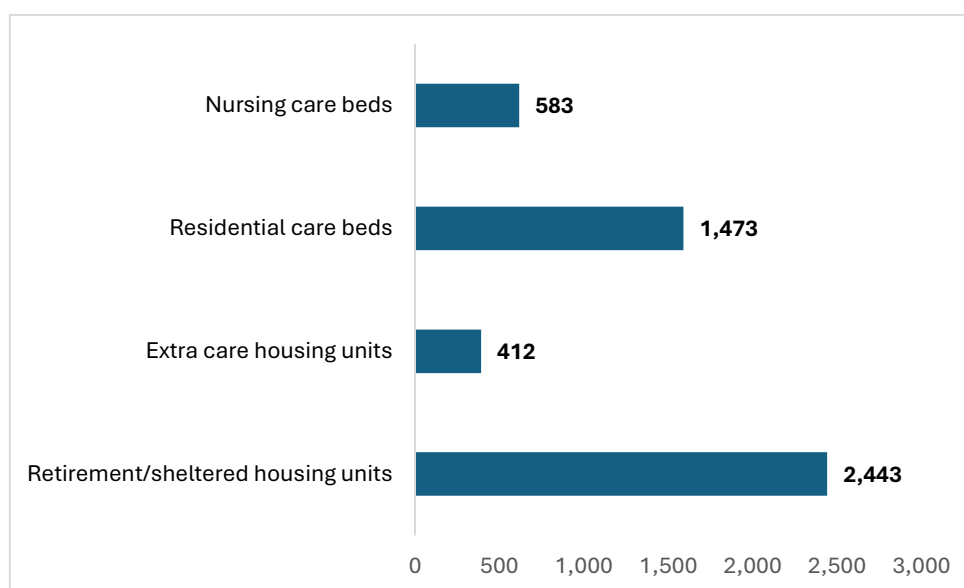


Source: NHS Digital, Recorded Dementia Diagnoses publications

### Current supply of specialist housing for older people

- 3.22 There are currently 2,443 units of retirement/sheltered housing and 412 units of extra care housing in Cumberland.
- 3.23 There are currently 1,473 available beds in residential care homes and 583 available beds in nursing care homes in Cumberland.
- 3.24 The majority of retirement/sheltered housing is available for rent (social and private), with options also available for sale or shared ownership.
- 3.25 The majority of extra care housing in Cumberland is available for social/affordable rent with a limited number of shared ownership and for sale units at Greta Gardens in Keswick.

Figure 10. Current supply of specialist housing for older people in Cumberland



Source: EAC / CQC /Cumberland Council

Table 2. Current supply of retirement/sheltered and extra care housing by sub area

Sub area	Retirement/ sheltered housing (units)	% of total units	Extra care housing (units)	% of total units
Carlisle	630	26%	115	28%
Cockermouth	194	8%		0%
Keswick	144	6%	69	17%
Millom	60	2%	14	3%
Brampton	33	1%	38	9%
Longtown	-	0%		0%
Aspatria	76	3%		0%
Wigton	179	7%	42	10%
Silloth	64	3%		0%
Maryport	147	6%		0%
Workington	204	8%	79	19%
Whitehaven	230	9%	47	11%
Egremont	45	2%		0%
Cleator Moor	28	1%		0%
Not in KSC	409	17%	8	2%
<b>Total</b>	<b>2,443</b>	<b>100%</b>	<b>412</b>	<b>100%</b>

Source: ONS 2021, Sub national population projections 2018 and HLIN

- 3.26 There has been an increase in the number of care home admissions in services commissioned by Cumberland Council, rising from 418 in 2022-23 to 443 in 2023-24.
- 3.27 Table 3 indicates that the majority of care home admissions each year were for residential care and that the admissions to residential care increased between 2022/23 and 2023/24 whilst the admissions to nursing care decreased slightly.



Table 3. The number care home admissions aged 65+ funded by Cumberland Council in 2022/23 and 2023/24

Care home type	No. of admissions in 2022/23	No. of admissions in 2023/24
Residential care	368	399
Nursing care	50	44
<b>Total</b>	<b>418</b>	<b>443</b>

Source: Cumberland Council

## The estimated number of homes required for older people

### *Retirement/sheltered housing:*

- 3.28 The estimated additional need to 2034 is c.1,710 homes of which c.855 homes are estimated to be required for market sale and c.85 are estimated to be required for shared ownership and c.770 for social/affordable rent.
- 3.29 The estimated additional need to 2044 is c.2,920 homes of which c.1,460 are estimated to be required for open market sale, c.145 are estimated to be required for shared ownership and c.1,315 for social/affordable rent.

### *Extra care housing:*

- 3.30 The estimated need by 2034 is c.710 homes of which c.355 are estimated to be required for market sale, c.35 for shared ownership, and c. 320 for social/affordable rent. This will meet the housing and care needs of older people who are self-funders as well as older people who need rented housing and are eligible for social care funded by the Council.
- 3.31 The estimated additional need by 2044 is c.1,140 of which c.570 are estimated to be required for market sale, c.60 for shared ownership, and c.510 for social/affordable rent.

### Estimated need for retirement/sheltered and extra care housing by sub area

- 3.32 The majority of the estimated additional need for retirement/sheltered housing and extra care housing is required in the Carlisle and West Cumbria sub areas.
- 3.33 There is currently no provision of extra care provision in half of the Key Service Centres including, Cockermouth, Longtown, Aspatria, Silloth, Maryport, Egremont and Cleator Moor. The estimations indicate that additional extra care housing is required in these Key Service Centres.

Table 4. Estimated need for retirement/sheltered and extra care housing by sub area

Housing / accommodation type	Estimated need in 2024	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039	Estimated need by 2044
<b>Carlisle</b>					
<b>Retirement/sheltered housing (units)</b>	<b>119</b>	<b>310</b>	<b>500</b>	<b>684</b>	<b>853</b>
market sale	66	170	250	342	426
shared ownership	6	15	25	34	43
social/affordable rent	48	124	225	308	384
<b>Extra care housing (units)</b>	<b>73</b>	<b>141</b>	<b>209</b>	<b>276</b>	<b>336</b>

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market sale	40	78	105	138	168
shared ownership	4	7	10	14	17
social/affordable rent	29	57	94	124	151
Lakeland Fringe					
<b>Retirement/sheltered housing (units)</b>	<b>22</b>	<b>57</b>	<b>92</b>	<b>126</b>	<b>156</b>
market sale	12	31	46	63	78
shared ownership	1	3	5	6	8
social/affordable rent	9	23	41	57	70
<b>Extra care housing (units)</b>	<b>13</b>	<b>26</b>	<b>38</b>	<b>50</b>	<b>61</b>
market sale	7	14	19	25	31
shared ownership	1	1	2	3	3
social/affordable rent	5	10	17	23	28
LDNP - North Lakes (West)					
<b>Retirement/sheltered housing (units)</b>	<b>16</b>	<b>42</b>	<b>68</b>	<b>93</b>	<b>116</b>
market sale	9	23	34	47	58
shared ownership	1	2	3	5	6
social/affordable rent	6	17	31	42	52
<b>Extra care housing (units)</b>	<b>10</b>	<b>20</b>	<b>30</b>	<b>39</b>	<b>47</b>
market sale	6	11	15	19	24
shared ownership	1	1	1	2	2
social/affordable rent	4	8	13	17	21
LDNP - West Lakes					
<b>Retirement/sheltered housing (units)</b>	<b>15</b>	<b>38</b>	<b>61</b>	<b>83</b>	<b>104</b>
market sale	8	21	30	42	52
shared ownership	1	2	3	4	5
social/affordable rent	6	15	27	38	47
<b>Extra care housing (units)</b>	<b>9</b>	<b>16</b>	<b>24</b>	<b>32</b>	<b>39</b>
market sale	5	9	12	16	20
shared ownership	0	1	1	2	2
social/affordable rent	3	7	11	14	18
Millom					
<b>Retirement/sheltered housing (units)</b>	<b>11</b>	<b>30</b>	<b>48</b>	<b>66</b>	<b>82</b>
market sale	6	16	24	33	41
shared ownership	1	1	2	3	4
social/affordable rent	5	12	22	30	37
<b>Extra care housing (units)</b>	<b>7</b>	<b>13</b>	<b>20</b>	<b>26</b>	<b>32</b>
market sale	4	7	10	13	16
shared ownership	0	1	1	1	2
social/affordable rent	3	5	9	12	14
Rural Carlisle					
<b>Retirement/sheltered housing (units)</b>	<b>34</b>	<b>89</b>	<b>143</b>	<b>196</b>	<b>245</b>
market sale	19	49	72	98	122
shared ownership	2	4	7	10	12

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social/affordable rent	14	36	65	88	110
<b>Extra care housing (units)</b>	<b>21</b>	<b>40</b>	<b>59</b>	<b>78</b>	<b>95</b>
market sale	11	22	30	39	48
shared ownership	1	2	3	4	5
social/affordable rent	8	16	27	35	43
<b>Solway Coast to Lakes</b>					
<b>Retirement/sheltered housing (units)</b>	<b>49</b>	<b>127</b>	<b>205</b>	<b>281</b>	<b>350</b>
market sale	27	70	103	141	175
shared ownership	2	6	10	14	18
social/affordable rent	20	51	92	127	158
<b>Extra care housing (units)</b>	<b>30</b>	<b>57</b>	<b>85</b>	<b>112</b>	<b>136</b>
market sale	16	32	42	56	68
shared ownership	1	3	4	6	7
social/affordable rent	12	23	38	50	61
<b>West Cumbria</b>					
<b>Retirement/sheltered housing (units)</b>	<b>142</b>	<b>368</b>	<b>593</b>	<b>813</b>	<b>1,012</b>
market sale	78	202	297	406	506
shared ownership	7	18	30	41	51
social/affordable rent	57	147	267	366	456
<b>Extra care housing (units)</b>	<b>85</b>	<b>164</b>	<b>243</b>	<b>319</b>	<b>389</b>
market sale	47	90	121	160	194
shared ownership	4	8	12	16	19
social/affordable rent	34	65	109	144	175

NB: Estimated additional need is not cumulative. Totals may not sum precisely due to rounding.

### Care homes:

3.34 In summary the assessment of need for care home bed capacity in Cumberland shows that:

- By 2034, there is estimated need for an additional c.150 nursing care beds, c.115 residential care beds.
- By 2044, there is estimated need for an additional c.380 nursing care beds and c.240 residential care beds.

### Estimated need for care home beds by sub area

3.35 The greatest oversupply of residential care beds and additional need for nursing care beds is in the Carlisle and West Cumbria sub areas.

3.36 There is a gap in nursing care provision in the Millom and Rural Carlisle as well as the LDNP – West Lakes sub areas.

Table 5. Estimated need for residential care home beds in Cumberland by sub area by 2034 and by 2044

Sub area	2034	2044
Carlisle	33	69
Lakeland Fringe	6	13
LDNP - North Lakes (West)	5	10
LDNP - West Lakes	4	8
Millom	3	7
Rural Carlisle	10	20
Solway Coast to Lakes	14	29
West Cumbria	40	83
<b>Cumberland</b>	<b>114</b>	<b>239</b>

Source: Cumberland Council and HLIN

NB: Estimates are not cumulative. Totals may not sum precisely due to rounding.

Table 6. Estimated need for nursing care home beds in Cumberland by sub area by 2034 and by 2044

Sub area	2034	2044
Carlisle	44	111
Lakeland Fringe	8	20
LDNP - North Lakes (West)	6	15
LDNP - West Lakes	5	14
Millom	4	11
Rural Carlisle	13	32
Solway Coast to Lakes	18	45
West Cumbria	52	132
<b>Cumberland</b>	<b>150</b>	<b>380</b>

Source: Cumberland Council and HLIN

NB: Estimates are not cumulative. Totals may not sum precisely due to rounding.

### Meeting the housing needs of older people

- 3.37 Whilst this housing needs assessment is focused on the need for specialist housing for older persons, to account for the diverse range of older people in Cumberland, a variety of aspirational housing choices are needed that support people to live well at home, whether living in a conventional or 'specialist' home.
- 3.38 Conventional homes that are suited people in later life should adhere to Building Regulations requirement M4(2), which is broadly equivalent to the Lifetime Homes Standard. M4(2) aims to make the more accessible and adaptable for a range of potential occupants.
- 3.39 Specialist housing for older persons includes age-designated housing, retirement/sheltered housing and extra care housing. Aspirational specialist housing should incorporate M4(2) and M4(3) standards but also take into consideration the design principles and considerations listed below.
- 3.40 Homes suited to people in later life should be 'care-ready'. This typically means that a home is capable of adaptation over time to meet changing needs including space for aids and adaptations. Through good design homes can be

built to be better suited to possible future requirements such as the need to have an over-night carer, storage for mobility scooters and space to retain independence. Care-ready attributes can be applied to both conventional and specialist homes.

- 3.41 Homes suited to people in later life should adhere to the HAPPI<sup>6</sup> (Housing our Ageing Population: Panel for Innovation) design principles. HAPPI is increasingly recognised as the standard design principles by those developing more lifestyle oriented and aspirational retirement/sheltered housing and extra care housing for rent and sale. However, they are just as relevant to mainstream homes which is where the majority of older people will remain in later life.
- 3.42 The TAPPI<sup>7</sup> (Technology for our Ageing Population: Panel for Innovation) principles should also be considered when aspiring to delivering homes for later life. Born from the 'adaptable and care-ready' HAPPI design principle, TAPPI focuses on the need to provide technology that supports independence in the home that is co-produced with residents, compatible with other devices and affordable.
- 3.43 Housing and services need to be 'culturally competent'; this means that housing and associated services are sensitive to a person's cultural identity or heritage. This can include their ethnicity, nationality, religion, sexuality, or gender identity. Culturally competent services involve being aware of and responding to beliefs or conventions that may be influenced by cultural heritage.
- 3.44 'Intergenerational housing' recognises that many older people do not want to live in age-designated communities. 'Intergenerational' models vary in type and size and allow residents of different generations, such as school age children, young adults and older people to live together and share resources, skills and support.

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<sup>6</sup> <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

<sup>7</sup> <https://www.housinglin.org.uk/tappi/>

## 4. Summary report: Supported and specialist housing required for people with a learning disability and/or autistic people

### **People with a learning disability**

- 4.01 People with a learning disability are seeking a range of housing options that support them to live independently.
- 4.02 The majority of people with a learning disability are seeking self-contained accommodation with their own front door.
- 4.03 In most instances people are seeking a supported housing setting however some people with learning disabilities are able and would like to live in mainstream housing with support.
- 4.04 Younger people tend to favour shared accommodation, mirroring their peers without disabilities.
- 4.05 Location is extremely important, people want to be close to shops, amenities, and public transport and live in safe neighbourhoods.
- 4.06 People are seeking better access to housing and help with navigating the housing system. Easy-read tenancy agreements are essential.

### **Autistic people**

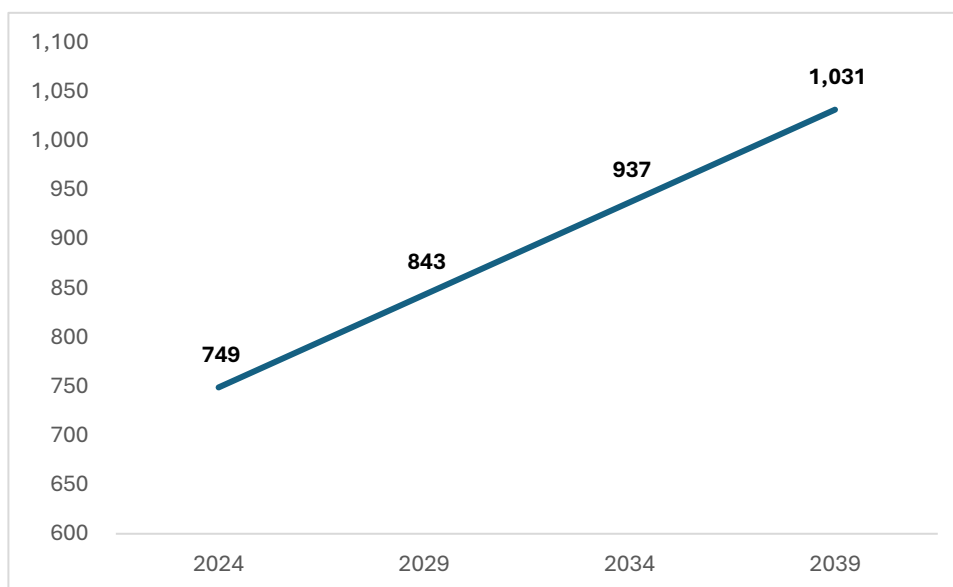
- 4.07 Diverse housing options are necessary for varying levels of autism, with mainstream housing suitable for some, and supported housing for others.
- 4.08 Shared accommodation is unsuitable for individuals with only an autism diagnosis, who need independent, soundproofed housing.
- 4.09 Autistic people are seeking floating support that they can turn to 'just in case'. The KeyRing type model of community support may be beneficial for Autistic people.
- 4.10 For autistic-friendly housing design, housing providers need to consider:
  - Avoiding locations near busy roads, railways, airports, or commercial sites due to sensory sensitivities.
  - Ensuring privacy from neighbours.
  - Placing housing in stable neighbourhoods and near to amenities.
  - Grouping residents with similar needs and lifestyles, with no more than eight people per group.

## Demographic trends

### The population of people with a learning disability and/or autistic people

- 4.11 Currently, based on the NHS Short and Long Term Support (SALT) data for 2023/24, there are approximately 730 adults aged 18 years and older with learning disabilities and/or autism living in Cumberland who are eligible for adult social care support from Cumberland Council. It should be noted that some people with a learning disability might not be eligible for support from the Council; this may be individuals who have either – a) had no reason to press to seek assistance from the Council or b) have had a care act assessment and it has been determined they do not have unmet eligible needs.
- 4.12 As of 2024/25, it is estimated that c.750 people aged 18+ years with learning disabilities and/or autistic people living in Cumberland, were eligible for adult social care support from Cumberland Council.
- 4.13 It should be noted that there is likely to be a larger population of individuals with learning disabilities and/or autistic people that are not eligible for adult social care support.
- 4.14 The 18+ population of people with learning disabilities and/or autistic people that are eligible for adult social care support is projected by 37% by 2039/40. (See A2.51 for more details on how the population projection has been calculated)

Figure 11. Population of adults (18+) with learning disabilities and/or autistic people eligible for adult social care support projected to 2039.



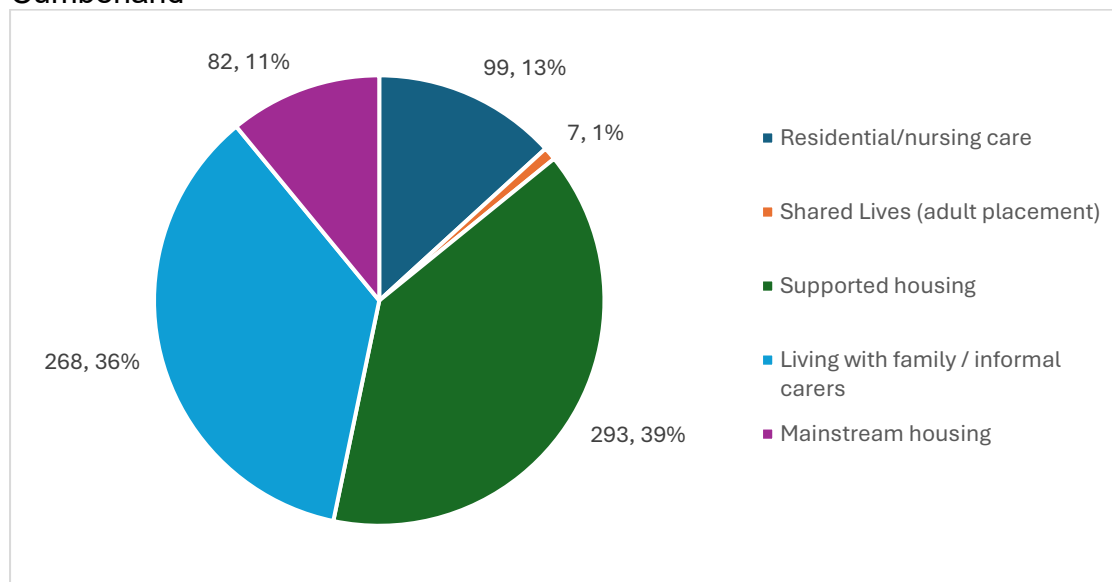
Source: NHS SALT (2023/24), LeDeR, Cumberland Council

### Current supply of supported housing for people with a learning disability

- 4.15 A large proportion (36%) of people with a learning disability and/or autistic people are living with family and friends with 39% living in supported housing.

4.16 A minority are living in mainstream housing (11%), care home (13%) or shared lives (1%) setting.

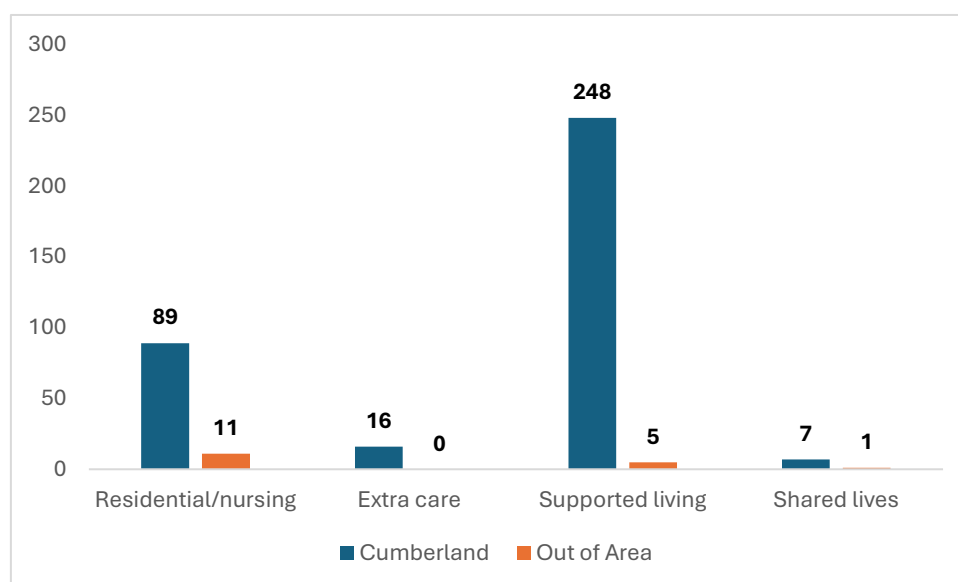
Figure 12. The housing/supported accommodation status of the adults (18+) with learning disabilities and/or autistic people eligible for adult social care support in Cumberland



Source: NHS SALT(2023/24) and Cumberland Council

NB: NHS Short and Long Term Support (SALT) data and the accommodation data provided by the council have been carefully matched and appropriately selected to ensure accuracy and relevance.

Figure 13. The number of placements of people recorded as having a learning disability in Cumberland and out of area placements by housing type



Source: Cumberland Council

NB: The supported living figure is different from figure 12 as different data sources have been used.

The estimated number of homes required for people with a learning disability and/or autistic people

4.17 In summary, it is estimated that:



- 4.18 An additional c.45 units of supported housing and c.10 shared lives places are needed by 2029.
- 4.19 An additional c.95 units of supported housing and c.20 shared lives places are needed by 2034.
- 4.20 An additional c.140 units of supported housing and c.35 shared lives places are needed by 2039.

#### Estimated additional need by sub area

- 4.21 The estimated additional need for supported housing for people with learning disabilities and/or autistic people is mainly required in the Carlisle and West Cumbria sub areas.
- 4.22 However, there are current gaps in provision in some of the smaller Key Service Centres such as Keswick, Millom, Brampton, Longtown, Aspatria, Wigton and Silloth where estimated additional need has been identified.

Table 7. Estimated need of supported housing and accommodation by sub area by 2039

Sub area	No. of units of Shared Lives	No. of units of supported housing
Carlisle	11	45
Lakeland Fringe	2	7
LDNP - North Lakes (West)	1	5
LDNP - West Lakes	1	4
Millom	1	4
Rural Carlisle	3	10
Solway Coast to Lakes	4	15
West Cumbria	12	50
<b>Total additional need</b>	<b>34</b>	<b>140</b>

Source: Cumberland Council and HLIN

NB: Estimated additional need is not cumulative. Totals may not sum precisely due to rounding.

#### Meeting the housing needs of people with a learning disability and/or autistic people

- 4.23 The mix of housing requirements of people with learning disabilities and autistic people, drawing on local evidence of housing needs, the views of people with learning disabilities/autistic people, and other stakeholders' views, is set out below.
- 4.24 There is a desire to develop a housing pathway which includes a mix of types housing and supported accommodation, which offer people different housing choices, from housing options with 24/7 support through to access to mainstream housing with packages of care/support tailored to individuals' needs.
- 4.25 There needs to be a mix of types of supported housing which enables people to have housing choices. This will include self-contained supported housing as well as shared supported housing.

- 4.26 There is a need for a small number of specialists supported housing schemes for people with the most complex care and support needs, including 24/7 support, which, for example, can also provide 'step down' accommodation for people being discharged from inpatient or care home settings.
- 4.27 There is a need for small 'clusters' of self-contained supported housing (8-10 flats) including with communal space, both for people who need 24/7 support and for people with lower support needs.
- 4.28 Council commissioners want to reduce the use of residential care as this is not an option wanted by the majority of people with learning disabilities and Autistic people. For some people a move to shared supported housing or another housing options from residential care may be a preferred option.
- 4.29 There is a need to review the existing stock of shared supported housing for people with learning disabilities and/or autistic people. It is likely that some of this accommodation may not be suited for use as supported housing however some of this accommodation may need to be repurposed to meet current and future housing needs. This will influence the amount of additional supported housing required.
- 4.30 There is a need for fully wheelchair adapted homes for people with learning disabilities who also have significant physical disabilities.
- 4.31 There is a need for an increased range of tenure choices, such as home ownership through the Home Ownership for people with Long Term Disabilities (HOLD) scheme, where this appropriate to people's housing and care/support needs.
- 4.32 Shared Lives options will provide a complementary supported accommodation offer alongside supported housing.
- 4.33 Some people with learning disabilities and autistic people need to have better and easier access to mainstream general needs housing. This can be a realistic option for some people where floating support or individualised care/support packages are provided.
- 4.34 Such a housing pathway needs to be accompanied with care/support services that provide person-centred, strengths-based support for people to that enable independent living.
- 4.35 There is a need for supported housing with lower rent and service charges to enable people to access employment opportunities, where this is appropriate to people's needs and preference.

## 5. Summary report: Supported and specialist housing required for people with mental health needs

### What people with mental health needs say about the homes they want

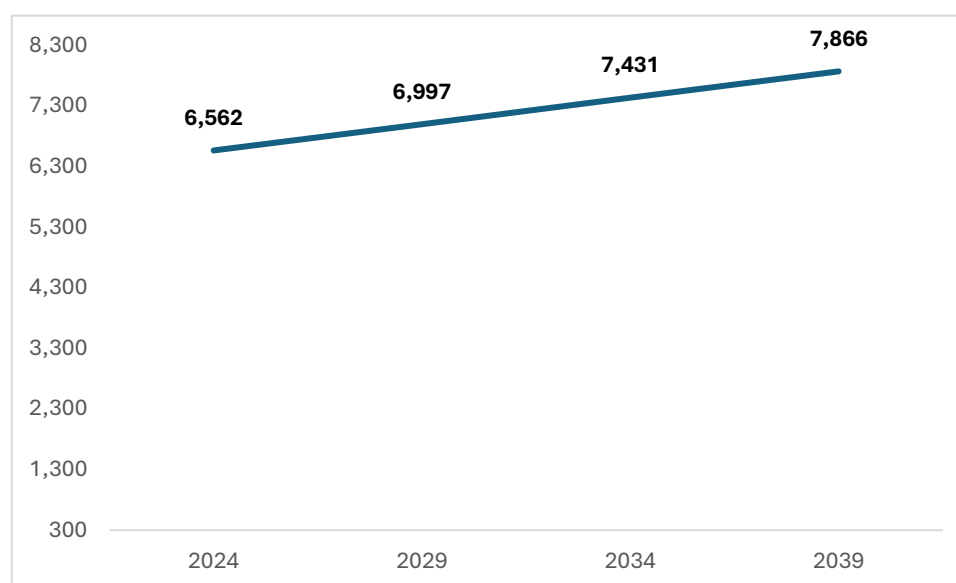
- 5.01 The following provides a summary of the qualitative engagement undertaken by the Housing LIN with Cumberland's local housing and care providers, Council officers, Councillors and community organisations such as Citizens Advice and Age UK.
- 5.02 People with mental health needs do not want to live in residential/nursing care setting.
- 5.03 People with mental health needs are seeking small-scale supported housing settings.
- 5.04 For those needing supported housing, self-contained units are preferred, especially for complex needs, though some younger people may benefit from shared settings.
- 5.05 Shared accommodation often fails for complex mental health needs due to personality conflicts.
- 5.06 Many people can live in mainstream housing with support and would like support to access this type of housing.
- 5.07 Some people are seeking an extra care housing setting, and this can be beneficial but needs to be carefully managed.
- 5.08 Proximity to public transport, shops, amenities, and support services is important.

### Demographic trends

#### **The population of people with mental health needs**

- 5.09 There are currently c.6,560 people with a mental health need in Cumberland and this is expected to increase by c.20% by 2039 to c.7,865 people. (See A3.29 for more details on how the population projection has been calculated).

Figure 14. Current and estimated population of people with a mental health need to 2039



Source: MHSDS

### Current supply of supported living for people with mental health needs

5.10 NHS MHSDS data indicates that the majority of people with mental health needs are living in mainstream housing (82%). A small proportion of people (0% i.e. 20 people) with mental health needs are living in supported living and in residential/nursing care (1%). The chart below shows the percentage of people living in different types of housing.

5.11 The table below indicates the supported living provision for mental health by sub area. The existing provision is in Carlisle and West Cumbria.

Table 8. Current supply of supported housing for people with mental health needs by sub area

Sub area	No. of supported living units	% of total units
Carlisle	8	42%
Lakeland Fringe	0	0%
LDNP - North Lakes (West)	0	0%
LDNP - West Lakes	0	0%
Millom	0	0%
Rural Carlisle	0	0%
Solway Coast to the Lakes	0	0%
West Cumbria	10	53%
Out of county	1	5%
<b>Total</b>	<b>19</b>	<b>100%</b>

Source: Cumberland Council

NB: Totals may not sum precisely due to rounding.

## The estimated number of homes required for people with mental health needs

5.12 The estimated additional need for supported housing is c.35 units by 2029 and c.75 homes by 2034 and c.120 homes by 2039.

### Estimated additional need by sub area

5.13 The majority of estimated additional need for supported housing for people with mental health related needs is required in the Carlisle and West Cumbria sub areas.

5.14 However, there is a gap in provision all other sub areas and a need for supported housing in the following Key Service Centres, Carlisle, Whitehaven, Workington, Maryport, Cockermouth, Keswick, Millom, Brampton and Longtown.

Table 9. Estimated need for supported housing for people with mental health needs by Cumberland's sub area to 2039

Sub area	No. of supported housing units
Carlisle	38
Lakeland Fringe	6
LDNP - North Lakes (West)	4
LDNP - West Lakes	4
Millom	3
Rural Carlisle	9
Solway Coast to Lakes	12
West Cumbria	42
<b>Total</b>	<b>118</b>

Source: Cumberland Council and HLIN

## Meeting the housing needs of people with mental health needs

5.15 The mix of housing requirements of people with mental health needs, drawing on local evidence of housing needs, the views of people with mental health needs, and other stakeholders' views, is set out below.

5.16 The Council want to develop a housing 'pathway' for people with mental health needs (who are in contact with/supported by specialist mental health services).

5.17 The estimated need for supported living required over the next 5 years to 2029, shown in Table 66**Error! Reference source not found.**, could be met potentially by the following 'components' of the housing pathway:

- Supported living for people with complex mental health needs. This is typically a small block of flats (c.5-6 units) with 24/7 support, which can provide 'step down' accommodation for people being discharged from inpatient settings (as an alternative to 'bedded care) and/or 'step up' in relation to avoidance of admission to inpatient beds.
- Supported living for people with complex mental health needs with dual diagnosis related needs. This is likely to be typically a small block of flats (c.5-6 units) with 24/7 support.

- Supported living for people with mental health needs with forensic related needs. This is likely to be typically a small group of flats (c.5-6 units) with significant support available (but not necessarily 24/7).
- Additional groups of self-contained supported living of c.8-10 units, that provide medium term supported living (for example for up to 2-3 years), both for people who don't need or who no longer need 24/7 supported living but who need a supportive environment before moving to independent housing (e.g. daytime support with night security).
- This evidence reviewed in relation to future need suggests that there is a requirement to:
  - Continue to ensure reviews are carried out yearly of the needs of people currently in care home placements to assess their suitability for a move to a supported living alternative (and the specification of the supported living alternative/s).
  - Review the purpose and suitability of existing shared supported living to assess their future use as supported living both in terms of the buildings and the refocus to the more complex end of need. Identification of the potential for tenants to move on to other housing options to maintain flow.
- There is a need for people with serious mental health needs to have better access to mainstream general needs housing and to be supported with floating support, domiciliary care and personal assistants to enable people to live within the community. This could include developing community support networks as a model of support as this would enable people to live in mainstream accommodation as well as providing support to access community life.

5.18 The need amongst people aged 65+ with mental health needs for supported accommodation may be met through the development of the proposed housing pathway above, for example where an older person may benefit from 'step down' supported living from inpatient settings. Some older people with mental health needs will benefit from access to age designated supported accommodation, such as sheltered/retirement housing and extra care housing.

## 6. Summary report: Adapted and accessible housing required for people with physical disabilities

### What people with physical disabilities say about the homes they want

- 6.01 An overall preference for adapted mainstream housing with any care/support required rather than specialist/supported housing.
- 6.02 Preference for homes that are adaptable for long-term living.
- 6.03 Common adaptations needed are grabrails, ramps, and level access showers.
- 6.04 Desire for improved access to Disabled Facilities Grants for home adaptations.
- 6.05 Need for larger properties to store equipment and accommodate overnight carers.
- 6.06 Importance of proximity to shops, amenities, and support services.

### Demographic trends

#### The population of people with a physical disability

- 6.07 There are an estimated 4,580 wheelchair user households in Cumberland.
- 6.08 The vast majority of wheelchair user households use a wheelchair exclusively outdoors. A quarter use a wheelchair continuously and 11% use a wheelchair exclusively indoors.

Table 10. Estimated number of households with a wheelchair user in Cumberland

Type of wheelchair household	No. of people
Continuous user	1,145
Indoor only	509
Outdoor only	2,926
<b>Total</b>	<b>4,580</b>

Source: Horizon Housing (2018), English Housing Survey (2014/15), Scottish Household Survey (2015) and ONS 2018-based estimate for households in England.

- 6.09 In 2023/24, there were 2,608 adults (18+) with a physical disability who were eligible for and receiving a funded support package from Cumberland Council. Of those in receipt of support, the vast majority (87%) are aged 65+, with 13% of working age (18-64).

Table 11. Number of people requiring physical support in Cumberland eligible for and receiving local authority funded support in 2023/24

Disability	18-64		65+	
	Number of people	% of Total	Number of people	% of Total
Physical Support: Access & mobility only	94	27%	248	11%
Physical Support: Personal care support	252	73%	2,014	89%
<b>Total</b>	<b>346</b>	<b>100%</b>	<b>2,262</b>	<b>100%</b>
<b>Total (18+)</b>	<b>2,608</b>			

Source: NHS Short and Long-term Support (SALT) (2023/24)

- 6.10 In 2021-22, a total of 106 Disabled Facilities Grants were approved for people aged 18 – 65 years. This number increased to 175 approvals in 2022-23. This increased to 251 approvals in 2023/24. There were 545 approvals in 2023/24 for people aged 66 years and over.

### The estimated number of adapted and accessible homes required for people with a physical disability

- 6.11 This part of the needs assessment covers the need for people with physical disabilities/long term conditions for accessible housing, both fully wheelchair adapted housing (typically M4(3) standard) and accessible housing (typically to M4(2) standard).
- 6.12 It also includes consideration of the needs of people who have physical disabilities/long term conditions (and also potential sensory disabilities) who also have eligible adult social care needs and may need a form of supported housing as well as adapted housing.
- 6.13 It is estimated by 2039 that c.910 households require fully wheelchair adapted dwellings, similar to Part M(4) Category 3.
- 6.14 This is an estimated need for c.60 fully wheelchair-adapted homes required per year to 2039 for the all-age population.
- 6.15 Among the working-age population, there is an estimated need for c.25 fully wheelchair-adapted homes required per year to 2039.
- 6.16 It is estimated by 2039 that c.13,895 households require accessible and adaptable homes (i.e. not fully wheelchair adapted dwellings), similar to Part M(4) Category 2, broadly equivalent to the Lifetime Homes standard.
- 6.17 This is the equivalent of a need for c.925 accessible and adaptable homes required per year to 2039, for the all-age population.
- 6.18 For the working age population, this is the equivalent of a need for c.370 accessible and adaptable homes required per year to 2039.



6.19 Table below shows the estimated need for adapted and accessible homes to 2039 for the all-age population disaggregated by the 16-64 years population and the 65+ population.

Table 12. Estimated need for accessible homes to 2039

Need for accessible and adaptable homes (M4(2) standard)			Need for fully wheelchair adapted homes (M4(3) standard)		
16-64	65+	Total need for accessible and adaptable homes	16-64	65+	Total need for fully wheelchair adapted homes
5,558	8,338	13,896	363	545	908

Source: ONS 2021, SNPP 2018, English Housing Survey, Scottish Household Survey

Table 13. Projected number of households in Cumberland that have an estimated need for housing disaggregated by age to 2039

Need	2029	2034	2039
<b>Estimated need for fully wheelchair adapted housing: M4(3)(Total)</b>	<b>303</b>	<b>605</b>	<b>908</b>
Of which are for 16-64	121	242	363
Of which are for 65+	182	363	545
<b>Estimated need for accessible/adapted housing: M4(2)</b>	<b>4,632</b>	<b>9,264</b>	<b>13,896</b>
Of which are for 16-64	1,853	3,706	5,558
Of which are for 65+	2,779	5,558	8,338

Source: ONS 2021, SNPP 2018, English Housing Survey, Scottish Household Survey

NB: The totals may not add up due to rounding.

## Estimated need by sub area

Table 14. Estimated need projected to 2039, for accessible housing and fully wheelchair adapted housing shown by Cumberland sub area.

Housing / accommodation type	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039
Sub area: Carlisle			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>94</b>	<b>187</b>	<b>281</b>
Of which are for WAA	41	81	122
Of which are for 65+	53	106	159
<b>Estimated need for accessible housing: M4(2)</b>	<b>1,435</b>	<b>2,870</b>	<b>4,305</b>
Of which are for WAA	623	1,246	1,869
Of which are for 65+	812	1,624	2,436
Sub area: Lakeland Fringe			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>16</b>	<b>31</b>	<b>46</b>

Housing / accommodation type	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039
Of which are for WAA	6	11	17
Of which are for 65+	10	19	29
<b>Estimated need for accessible housing: M4(2)</b>	<b>237</b>	<b>474</b>	<b>711</b>
Of which are for WAA	88	176	264
Of which are for 65+	149	298	447
Sub area: LDNP - North Lakes (West)			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>11</b>	<b>22</b>	<b>33</b>
Of which are for WAA	4	7	11
Of which are for 65+	7	14	22
<b>Estimated need for accessible housing: M4(2)</b>	<b>166</b>	<b>332</b>	<b>499</b>
Of which are for WAA	56	111	166
Of which are for 65+	111	221	332
Sub area: LDNP - West Lakes			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>10</b>	<b>20</b>	<b>30</b>
Of which are for WAA	3	7	10
Of which are for 65+	6	13	19
<b>Estimated need for accessible/adapted housing: M4(2)</b>	<b>151</b>	<b>302</b>	<b>452</b>
Of which are for WAA	52	104	156
Of which are for 65+	99	198	297
Sub area: Millom			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>8</b>	<b>17</b>	<b>25</b>
Of which are for WAA	3	6	10
Of which are for 65+	5	10	15
<b>Estimated need for accessible housing: M4(2)</b>	<b>127</b>	<b>254</b>	<b>382</b>
Of which are for WAA	49	98	147
Of which are for 65+	78	156	234
Sub area: Rural Carlisle			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>24</b>	<b>47</b>	<b>71</b>
Of which are for WAA	8	17	25
Of which are for 65+	15	30	46
<b>Estimated need for accessible housing: M4(2)</b>	<b>363</b>	<b>726</b>	<b>1,089</b>
Of which are for WAA	130	260	390
Of which are for 65+	233	466	699
Sub area: Solway Coast to Lakes			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>34</b>	<b>68</b>	<b>102</b>
Of which are for WAA	12	24	36
Of which are for 65+	22	44	65
<b>Estimated need for accessible housing: M4(2)</b>	<b>519</b>	<b>1,038</b>	<b>1,557</b>

Housing / accommodation type	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039
Of which are for WAA	186	371	557
Of which are for 65+	333	667	1,000
Sub area: West Cumbria			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>107</b>	<b>213</b>	<b>320</b>
Of which are for WAA	44	87	131
Of which are for 65+	63	126	189
<b>Estimated need for accessible housing: M4(2)</b>	<b>1,634</b>	<b>3,267</b>	<b>4,901</b>
Of which are for WAA	670	1,339	2,009
Of which are for 65+	964	1,928	2,892

Source: ONS 2021, subnational population projections and HLIN

NB: Totals may not sum precisely due to rounding.

### Meeting the housing needs of people with physical disabilities

- 6.20 Contemporary good practice in relation to accommodation for people with physical disabilities/long term conditions recognises the majority of peoples' preference to live in mainstream accommodation rather than supported housing.
- 6.21 It is focussed on the provision of accommodation that adheres to national standards for accessible and adaptable dwellings set out in Part M(4), Category 2 and Category 3. Some examples also incorporate various independent standards for accessible housing, including the Lifetime Homes standard.

## 7. Summary report: Supported housing required for care experienced young people

### What young people say about the homes they want

- 7.01 The evidence from Housing LIN research with vulnerable young people nationwide suggests that they are looking for a variety of housing options. Some people appreciate the freedom of independent living, but those in semi-independent setups might value later curfews and some good quality, caring support from staff.
- 7.02 Vulnerable young people require safe, good quality housing away from antisocial neighbours and poor living conditions. People appreciate being able to personalise their space so as to feel at home.
- 7.03 Vulnerable young people seek greater support during transitional periods to independent living and greatly value consistent, empathetic support from staff and social services. Young people require information and practical advice in order to ease the process of becoming an adult.
- 7.04 Some vulnerable young people recommend tailored support, such as more structured placements for younger ages (15-18), independent flats with support for 17-18 year olds, and a gradual reduction in support for older ages (19-25).
- 7.05 Evidence from discussions with housing providers for vulnerable young people (Whitehaven Foyer and Carlisle Key) suggests that there has been a rise in the number of young people, especially 16-17 year olds and accompanied asylum seekers, seeking housing support. However, providers struggle to support those with complex mental health issues and past trauma due to limited resources.
- 7.06 The discussion also highlighted that a gradual transition model from shared to self-contained housing works well for young people, offering social support initially and independence later. Move-on accommodation for those employed is also needed, as current support is lacking for young workers.
- 7.07 It was further highlighted that there is a shortage of supported and affordable housing, particularly in areas like Workington. Funding systems appear to prioritise benefits over supporting young people in work, and more affordable housing options are needed to meet the broader needs of the population.

### Demographic trends

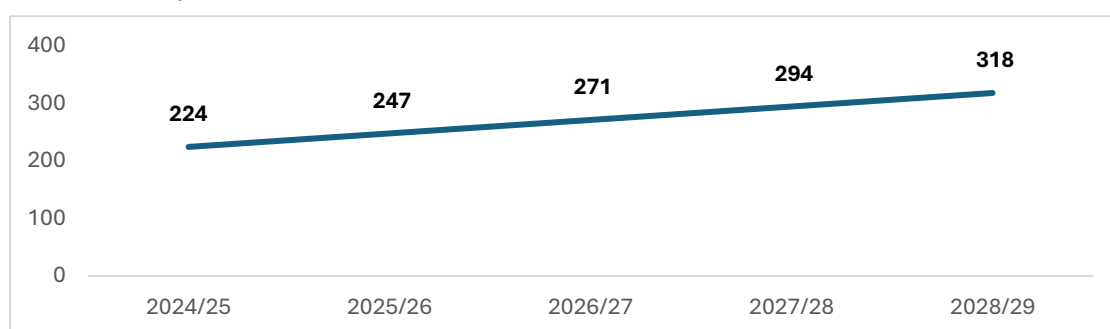
- 7.08 Data from the Department for Education<sup>8</sup> and from Cumberland Council indicates that the number of care experienced young people in Cumberland was 224 young people in 2024/25 (as at end of September 2024).

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<sup>8</sup><https://explore-education-statistics.service.gov.uk/data-tables/children-looked-after-in-england-including-adoptions/2024?subjectId=584845e2-1abb-4425-b0b8-08dd02546655>

- 7.09 Projected over the next five years, the number of care experienced young people in Cumberland is estimated to be 318 by 2028/2029, assuming the previous annual growth rate continues. This is equivalent to an average increase of 23 additional care experienced young people per annum from 2024/25 to 2028/29. This projection suggests a likely increase in need for supported accommodation/housing for care experienced young people.

Figure 15. Projected number of care experienced young people in Cumberland over the next five years to 2028/29



Source: Data from the Department for Education/Cumberland Council

### Current supply of accommodation for care experienced young people

- 7.10 There are currently 105 supported accommodation units for care experienced young people including 2 foyer schemes (for 16-24 year olds) and other commissioned supported accommodation (*NB. To verify accuracy with Cumberland Council Children's Services Officers*)
- 7.11 There are 19 units in Whitehaven at the Whitehaven foyer (operated by a charity, in a building owned by Riverside), 13 units at Carlisle foyer (operated by Riverside) with a further 73 units of supported accommodation (provided in 39 different properties) in Carlisle.

Table 15. Current supply of supported housing for care experienced young people

Supported accommodation type	No .of units of supported housing	% of total units by location
Whitehaven foyer*	19	18%
Carlisle foyer	13	12%
Supported accommodation (Carlisle)	73	70%
<b>Total</b>	<b>105</b>	<b>100%</b>

Source: Cumberland Council

\* 15 units commissioned by Cumberland Council. Whitehaven foyer also accommodates other vulnerable young people, care experienced young people are one of the priority groups

### The estimated number of homes required for care experienced young people

- 7.12 There is a need for an additional c.70 units of supported housing required for care experienced young people by 2028/29.

## Meeting the housing needs of care experienced young people

- 7.13 Based on discussions with stakeholders, it is assumed that this identified additional need could be met by:
- The provision of an additional foyer service in Workington (c.30 units); based on commissioner experience/views that there is a supported housing capacity 'gap' for young people in Workington.
  - With a further c.40 units required in locations prioritised by the Council based on further discussion with Children's Services. Feedback from stakeholders indicates that this need is likely to be predominantly in Carlisle.
- 7.14 However, it is important to note that need for short term supported housing is affected by the level of move-on or 'throughput'. For example, if the average length of stay in young people's supported housing was reduced from 24 months to 18 months, the estimated additional further supported housing capacity required would decrease from c.65 units (as set out above) to c.50 units.

## Technical Annexe 1: Specialist and supported accommodation required for older people (55+)

Qualitative research: What older people and other stakeholders say about the homes older people want

### Evidence from Housing LIN research with older people in the UK

- A1.1 Existing evidence regarding the housing and support needs and perspectives of older people has been drawn from a range of qualitative research available to the Housing LIN. This includes qualitative research conducted by the Housing LIN with c.3,000 older people (55+) across the UK between 2018 and 2024 about their housing and support needs and preferences.
- A1.2 It also draws on large scale market research commissioned by the Housing LIN in partnership with UKRI and Ipsos on the future housing needs and preferences of the older population in the UK. The Housing LIN worked with Ipsos to design a survey which received responses from 5,591 UK adults aged 50+ (December 2023). The survey respondents were representative of the UK 50+ population in terms of age cohorts (50-64; 65-74; 75+), gender, tenure and other demographic characteristics. It is the most up to date and largest survey of the UK's 50+ population about their future housing preferences and likelihood of moving.
- A1.3 The key messages from this research with older people has been summarised below.
- A1.4 Older people are a diverse group with different views, experiences, and opportunities that influence where they might wish to live in later life. The range of housing types available needs to reflect this diversity.
- A1.5 A large proportion of older people have lived in their current home for a long time and as such many feel a sense of strong attachment to their home. Almost half of respondents to the Ipsos survey have lived in their current home for more than 20 years.
- A1.6 The qualitative evidence indicates that a large majority of older people are living in properties that will not be suitable should they develop care/support needs, and some older people are living in homes that aren't currently suitable for their needs. The Ipsos survey found that 75% of respondents are living in larger 2–3-bedroom homes and only around a quarter of respondents have a downstairs bathroom/shower room. Over half of Ipsos survey respondents said that if their current homes were better adapted, this would make them more suitable to meet their future needs.
- A1.7 The Ipsos survey indicated that the *likelihood of moving* in the short to medium term is relatively low with nine in ten saying they are unlikely or certain not to move in the next 12 months (90%), in 1 to 2 years (87%), or 3-5 years (74%). Moving intentions rise in the longer term with three in ten (30%) saying they

were certain or likely to move within the next 6 to 10 years although more than half (58%) said they would be unlikely or certain not to move within this time period. This indicates that while the likelihood of moving increases over time, a significant portion of respondents expressed a reluctance or certainty not to move within these time frames, with the majority indicating a preference to stay put.

- A1.8 The qualitative research conducted by the Housing LIN indicates that many older people would *prefer* to remain living in their existing homes in later life than move. The Ipsos survey indicated that nearly half (47%) of all UK adults aged 50 or more would *prefer* to remain in their current home when planning for their future housing needs.
- A1.9 Other older people would *prefer* to move (53% of Ipsos survey respondents would prefer to move when planning for their future housing needs) *provided* an alternative home is sufficiently attractive and meets their requirements. People are seeking properties that:
- Are in areas with good access to public transport, shops and amenities.
  - Adapt to their changing needs in their later years.
  - Provide good quality, affordable accommodation with less maintenance and upkeep requirements.
  - Provide spacious, modern accommodation with a sense of community.
- A1.10 When considering the preferred number of bedrooms in alternative accommodation, Housing LIN qualitative research with people nationwide indicates that people are seeking 2 bedrooms as a minimum. The Ipsos survey found that only 8% of people would consider a 1-bedroom property with 53% preferring 2-bedrooms and 31% preferring 3-bedrooms. However, older respondents (75+) are more likely to consider a smaller property than those that are younger (50-64) and private and social renters are more likely to consider a 1-bedroom property than homeowners.
- A1.11 For those that would prefer to move, the preference is to move to other 'conventional' (30%) rather than 'specialist' housing (15%) i.e. people are seeking to live in mainstream accommodation rather than retirement/sheltered housing or extra care housing. There is no preference to move to a care home amongst the overwhelming majority of older people.
- A1.12 Moving to properties with an age-designation tends to be a 'marmite issue'; for some it is their preference whereas others would prefer to live in a mixed-age community. Over half of Ipsos survey respondents (54%) said they would prefer to live in a community with a mix of ages, while 29% said they would prefer to live in a community all a similar age and 16% said they didn't know. This indicates a preference amongst the majority of older people to live in 'mainstream' housing.
- A1.13 However, moving to specialist housing is a preferred consideration for a minority of older people (15%).



### **Evidence from Cumberland Council officers**

- A1.14 The evidence from discussion with council officers highlighted the following:
- A1.15 There is an increased demand for housing that is suitable for older people, as well as an increased demand for homecare.
- A1.16 There are gaps in dementia and frailty specialist provision, in relation to care home provision and extra care housing provision.
- A1.17 There is aspiration amongst older residents for increased provision of bungalows.
- A1.18 There is a strong market in terms of residential placements and care homes, but there are concerns surrounding the affordability of the current supply, both for the local authority for self-funders.
- A1.19 There is demand for increased provision of extra care housing and care homes that meet the needs of older people with dementia and other complex health and care needs in smaller market towns, as well as in larger population centres such as Carlisle and Workington.
- A1.20 There is an aspiration to use extra care housing for higher level or complex needs to offer an alternative step-up option as opposed to residential homes.
- A1.21 In terms of geographic gaps, there is extra care housing provision in some of the market towns, however, there is a requirement for additional provision to meet future need, including for additional extra care housing capacity in Carlisle and Maryport. An extra care housing scheme has just been built in Workington, and the council is assessing whether there is additional need for extra care housing provision in this area.
- A1.22 The Council would like to have stronger extra care housing nomination rights to the schemes it has 'inherited' from the legacy Councils. At the new scheme in Workington, the Council has 100% nomination rights because it was built on Council owned land.
- A1.23 There is a requirement for newer and updated sheltered housing provision, as some of the stock is now dated. This is an issue the Council is seeking to discuss and agree with its social landlord partners.
- A1.24 There is scope to consider developing new extra care housing provision and care homes on the same site, particularly in smaller market towns where care providers will need economies of scale
- A1.25 The discussion highlighted that there is an anticipated need for additional extra care housing and other types of specialist housing for older people, such as upgraded existing sheltered housing and new 'care ready' housing, which will all form an important part of the mix of housing options required for an ageing population in Cumberland.
- A1.26 It was stressed that better transport links are needed. This would help staff access more rural areas, as well as connect residents in rural areas to services.

### **Evidence from Cumberland's Market Position Statement 2025-2029 (draft)**

- A1.27 Current provision of extra care housing is centred in a few areas of Cumberland only. It is very much a developing service area and demand is likely to substantially increase over the next few years.
- A1.28 There is a gaps in dementia focused provision of extra care housing.
- A1.29 There are gaps in provision in areas of west and north Cumberland. Half of key service centres don't have extra care provision.
- A1.30 There is an increasing number of people with complex/specialised care needs that require a care home setting.
- A1.31 There is widespread residential provision and a gap in nursing provision (particularly dementia nursing) in many areas.
- A1.32 The west Cumberland area generally has a higher provision of both residential and nursing care relative to population size.

### **Evidence from housing and care providers in Cumberland**

- A1.33 Care providers (Lifeways, Northern Healthcare, Westhouse and Chrysallis) highlighted that more affordable housing is needed generally, and they would like to see all new build homes built to be future/age proof. In addition, there is huge demand for more ground floor accommodation.
- A1.34 The evidence suggests that there is significant demand for increased collaboration between the Council, developers and residents, as well as better partnership working between the Council and providers. Stakeholders hope that a more collaborative approach can better meet the actual demand of residents. It was added that there is a strategic opportunity now that the district and county council has been replaced by the new unitary Cumberland Council, as there is now a more streamlined local government structure in place. In addition, providers are seeking to collaborate with each other to some certain providers to account in meeting needs and providing good quality accommodation.
- A1.35 The challenges of accommodating older people with additional and complex support needs was highlighted, with it being acknowledged that extra care housing can work for some people in this category.
- A1.36 The evidence highlighted a significant variation between landlords in terms of the quality of the properties being offered for supported housing.
- A1.37 In terms of locations where supported and specialist housing is required, there appears to be demand in all areas. However, providers highlighted that they must work mainly in areas with greater population densities, so that they are more likely to attract staff. Some, but not all, providers can offer housing for key workers.
- A1.38 Providers emphasised that sourcing land and property can be challenging.
- A1.39 Discussions with local housing and extra care housing providers (Housing 21, Creative Support, and Whitehaven Community Trust) highlighted the following.

A1.40 In terms of location, the older generations can struggle to get accommodation in the Whitehaven area.

A1.41 One challenge highlighted was in securing housing for people on universal credit, as many cannot afford to pay a month's rent upfront.

A1.42 Housing providers felt that there was demand for extra care housing, but it needs more promotion, as many people don't realise it exists.

### **Evidence from local community organisations in Cumberland**

A1.43 The evidence from local community organisations has been derived from discussions with Age UK Carlisle and Eden and Citizens Advice Allerdale.

A1.44 Age UK Carlisle and Eden indicated that there has been an increase in enquires about moving to older persons housing that enables people to retain their independence. For some people, sheltered accommodation is appealing whilst others might be considering extra care housing.

A1.45 At the same time, there are a range of barriers for many older people when considering a move to older persons housing. For example, people don't want where they live to make them feel old, accepting help can be challenging, the rurality of Cumberland can be a challenge as many people want to remain in their close-knit communities rather than move to a town to access older persons housing.

A1.46 The evidence indicated that there is some way to go for some older people to distinguish extra care or sheltered housing from a care home and more is needed to market these types of housing as somewhere that can make you live more 'independently'.

A1.47 It was highlighted that the affordability of older persons housing is an issue for many, and that difficulties can arise surrounding the service charge, either because it is hard to afford or because some people who have been told they are eligible for housing benefit are not aware that they still must pay the service charge themselves.

A1.48 Age UK indicated that affordability will be key in relation to the provision of additional specialist housing for older people, particularly for those that own their homes.

A1.49 There is a lack of information and knowledge about how people can adapt their existing homes to make them age friendly.

A1.50 The evidence from third sector organisations suggests that older people can have difficulties in accessing social housing and appropriate information/advice due to everything increasingly moving online. It was highlighted that while some people are aware of what options are available to them, others are not.

A1.51 The evidence indicated that there is a general lack of affordable housing and this extends to specialist housing options.

A1.52 It was highlighted that there are not enough accessible housing options available in the private or social sector, which can result in applications being dealt with by the homelessness team.

- A1.53 The evidence from engagement with community panels indicated that there is need for a range of accessible accommodation options for older people.
- A1.54 There is a need for an increase in specialist housing options but these need to be affordable and attractive enough to encourage people to move from their current homes. Some local examples such as the new Riverside extra care scheme is seen as a good blueprint to follow.
- A1.55 There is a need for accessible housing that isn't specialist and provides homes that support people to be independent in later life.
- A1.56 Alongside a need for specialist housing, there is also support needed for people to adapt their existing homes to make them suitable for age-related needs.

## Quantitative research: Demographic trends

### The older population (55+)

- A1.57 To identify the current older population in Cumberland the ONS 2021 census data has been used which identifies the number of individuals over the age of 55+, 65+ and 75+.
- A1.58 To estimate the population projections aged 55+, 65+ and 75+, the ONS sub national population projections (SNPP) 2018 data has been applied to the ONS 2021 census for the years 2024, 2029, 2034, 2039 and 2044.
- A1.59 The population projections in the number of people aged 55+, 65+ and 75+ has been compared with Westmorland and Furness, Northumberland and England.
- A1.60 There are currently 108,850 residents over the age of 55 in Cumberland. By 2044, this is estimated to increase by 7% to 116,909 residents. This is slightly lower than Westmorland and Furness, which is projected to increase by 9% to 106,506 residents, and Northumberland, which is projected to increase by 15% to 158,959 residents. The percentage change in Cumberland is significantly lower than in England (21%).
- A1.61 There are currently 66,473 residents over the age of 65 in Cumberland. By 2044, this is estimated to increase by 27% to 84,471 residents. This increase is comparable to Westmorland and Furness, which is projected to increase by 28% to 77,810 residents, but lower than Northumberland, which is projected to increase by 34% to 117,409 residents. The percentage change in Cumberland is also lower than in England (37%).
- A1.62 There are currently 32,050 residents over the age of 75 in Cumberland. By 2044, this is estimated to increase by 40% to 44,807 residents. This increase is slightly higher than Westmorland and Furness, which is projected to increase by 36% to 41,864 residents, but lower than Northumberland, which is projected to increase by 55% to 64,257 residents. The percentage change in Cumberland is also lower than in England (46%).

Table 16. Population projections for residents aged 55+, 65+ and 75+ in Cumberland

Population	2021	2024	2029	2034	2039	2044
<b>55+</b>	104,700	108,850	113,013	112,800	113,588	116,909
<b>65+</b>	63,300	66,473	72,411	77,846	80,349	84,471
<b>75+</b>	28,600	32,050	34,729	37,589	41,492	44,807

Source: ONS 2021 and sub national population projections

Table 17. Percentage change of 55+, 65+ and 75+ population in Cumberland relative to 2024

Population	2029	2034	2039	2044
<b>55+</b>	3.82%	3.63%	4.35%	7.40%
<b>65+</b>	8.93%	17.11%	20.87%	27.07%
<b>75+</b>	8.36%	17.28%	29.46%	39.81%

Source: ONS 2021 and sub national population projections

Table 18. Population projections for residents aged 55+ in sub areas of Cumberland

Sub area	2021	2024	2029	2034	2039	2044
Carlisle	30,974	32,202	33,434	33,371	33,604	34,586
Lakeland Fringe	5,514	5,733	5,952	5,941	5,982	6,157
LDNP - North Lakes (West)	3,983	4,140	4,299	4,291	4,321	4,447
LDNP - West Lakes	3,700	3,847	3,994	3,987	4,015	4,132
Millom	3,021	3,141	3,261	3,255	3,278	3,373
Rural Carlisle	8,703	9,048	9,394	9,377	9,442	9,718
Solway Coast to Lakes	12,086	12,565	13,046	13,021	13,112	13,496
West Cumbria	36,718	38,173	39,633	39,558	39,834	40,999
<b>Total</b>	<b>104,700</b>	<b>108,850</b>	<b>113,013</b>	<b>112,800</b>	<b>113,588</b>	<b>116,909</b>

Source: ONS 2021 and sub national population projections/HLIN

N.B In sub areas where multiple wards overlap ward population has been equally split among the sub areas to avoid double counting. This method may not accurately reflect the actual distribution

Table 19. Population projections for residents aged 65+ in different sub areas of Cumberland

Sub area	2021	2024	2029	2034	2039	2044
Carlisle	18,494	19,422	21,156	22,744	23,476	24,680
Lakeland Fringe	3,395	3,565	3,883	4,175	4,309	4,530
LDNP - North Lakes (West)	2,521	2,647	2,883	3,100	3,200	3,364
LDNP - West Lakes	2,254	2,367	2,578	2,772	2,861	3,008
Millom	1,777	1,866	2,033	2,185	2,256	2,371
Rural Carlisle	5,306	5,572	6,070	6,525	6,735	7,081
Solway Coast to Lakes	7,595	7,976	8,689	9,341	9,641	10,136
West Cumbria	21,958	23,058	25,118	27,003	27,872	29,301
<b>Total</b>	<b>63,300</b>	<b>66,473</b>	<b>72,411</b>	<b>77,846</b>	<b>80,349</b>	<b>84,471</b>

Source: ONS 2021 and sub national population projections/HLIN

N.B In sub areas where multiple wards overlap ward population has been equally split among the sub areas to avoid double counting. This method may not accurately reflect the actual distribution

Table 20. Population projections for residents aged 65+ in different sub areas of Cumberland

<b>75+</b>	<b>2021</b>	<b>2024</b>	<b>2029</b>	<b>2034</b>	<b>2039</b>	<b>2044</b>
Carlisle	8,458	9,478	10,270	11,116	12,271	13,251
Lakeland Fringe	1,543	1,729	1,874	2,028	2,239	2,418
LDNP - North Lakes (West)	1,193	1,336	1,448	1,567	1,730	1,868
LDNP - West Lakes	984	1,103	1,195	1,293	1,428	1,542
Millom	807	904	980	1,060	1,170	1,264
Rural Carlisle	2,395	2,683	2,908	3,147	3,474	3,751
Solway Coast to Lakes	3,427	3,840	4,161	4,504	4,972	5,369
West Cumbria	9,794	10,975	11,893	12,872	14,209	15,344
<b>Total</b>	<b>28,600</b>	<b>32,050</b>	<b>34,729</b>	<b>37,589</b>	<b>41,492</b>	<b>44,807</b>

Source: ONS 2021 and sub national population projections/HLIN

In sub areas where multiple wards overlap or are associated with the same area, ward population has been equally split among the sub areas to avoid double counting. This method may not accurately reflect the actual distribution

Table 21. Population projections for residents aged 55+, 65+ and 75+ in Cumberland and comparison with Westmorland & Furness, Northumberland and England.

<b>Age</b>	<b>Area</b>	<b>2021</b>	<b>2024</b>	<b>2029</b>	<b>2034</b>	<b>2039</b>	<b>2044</b>
55+	Cumberland	104,700	108,850	113,013	112,800	113,588	116,909
	Westmorland & Furness	94,000	97,993	102,131	102,417	103,039	106,506
	Northumberland	132,200	138,512	145,981	148,976	152,200	158,959
	England	17,798,715	18,701,922	19,890,420	20,605,004	21,457,362	22,568,771
65+	Cumberland	63,300	66,473	72,411	77,846	80,349	84,471
	Westmorland & Furness	58,500	61,010	66,441	71,613	74,057	77,810
	Northumberland	81,600	87,383	97,571	105,739	109,813	117,409
	England	10,669,007	11,241,833	12,437,059	13,623,803	14,436,341	15,397,084
75+	Cumberland	28,600	32,050	34,729	37,589	41,492	44,807
	Westmorland & Furness	27,500	30,793	33,196	35,259	38,766	41,864
	Northumberland	36,000	41,425	46,788	52,165	58,423	64,257
	England	5,017,371	5,614,436	6,149,077	6,701,169	7,494,397	8,159,059

Source: ONS 2021 and sub national population projections

A1.63 The percentage change of the 55+ population to 2044 is given in the below table.

Table 22. Percentage change of 55+, 65+ and 75+ population in Cumberland and comparison with Westmorland & Furness, Northumberland and England relative to 2024

<b>Age</b>	<b>Area</b>	<b>2029</b>	<b>2034</b>	<b>2039</b>	<b>2044</b>
55+	Cumberland	3.8%	3.6%	4.4%	7.4%
	Westmorland & Furness	4.2%	4.5%	5.1%	8.7%
	Northumberland	5.4%	7.6%	9.9%	14.8%
	England	6.4%	10.2%	14.7%	20.7%
65+	Cumberland	8.9%	17.1%	20.9%	27.1%
	Westmorland & Furness	8.9%	17.4%	21.4%	27.5%
	Northumberland	11.7%	21.0%	25.7%	34.4%
	England	10.6%	21.2%	28.4%	37.0%

Age	Area	2029	2034	2039	2044
75+	Cumberland	8.4%	17.3%	29.5%	39.8%
	Westmorland & Furness	7.8%	14.5%	25.9%	36.0%
	Northumberland	12.9%	25.9%	41.0%	55.1%
	England	9.5%	19.4%	33.5%	45.3%

Source: ONS 2021 and sub national population projections

## Tenure and income

A1.64 The majority of 65+ households in Cumberland are homeowners (79%) with 14% renting their homes from a social landlord and 7% from a private landlord.

A1.65 Compared to England, Cumberland has a slightly higher percentage of 65+ households that are homeowners and a lower percentage of people that are renting from social landlords. In England 77% of 65+ households are homeowners, 16% rent from a social landlord and 7% from a private landlord.

Table 23. Tenure for households aged 65+ in Cumberland

Tenure category	Number of households	% of total
Ownership: owns with a mortgage/ shared ownership & owns outright	33,092	79%
Social rented	5,922	14%
Private rented	2,677	7%
<b>Total</b>	<b>41,691</b>	<b>100%</b>

Source: ONS 2021

A1.66 The data indicates that people in the older age groups (65+ and 75+) in Cumberland are more likely to be homeowners compared to people in the younger age groups. Homeownership rates increase progressively with age, from 74% for the 45-64 age group to 78% for those aged 65+ and 81% for the 75+ age group.

A1.67 People in the older age groups are less likely to rent privately compared to people in the younger age groups. The proportion of individuals in private rented or rent-free accommodation decreases from 12% in the 45-64 cohort to 8% for the 65+ cohort and further to 6% for the 75+ cohort.

A1.68 The percentage of people living in social rented accommodation remains relatively stable across age groups. However, younger age groups are slightly more likely to rent from a social landlord, with 15% of the 45-64 age group living in social rented housing, compared to 14% for the 65+ group and 13% for the 75+ group.

Table 24. Tenure split of different age groups in Cumberland

Age	Tenure	%
45-64	Owned	74%
	Social Rent	15%
	Private rented or lives rent free	12%
	<b>Total</b>	<b>100%</b>
55+	Owned	78%

Age	Tenure	%
	Social Rent	14%
	Private rented or lives rent free	8%
	<b>Total</b>	<b>100%</b>
65+	Owned	79%
	Social Rent	14%
	Private rented or lives rent free	7%
	<b>Total</b>	<b>100%</b>
75+	Owned	81%
	Social Rent	13%
	Private rented or lives rent free	6%
	<b>Total</b>	<b>100%</b>

Source: ONS 2021

## Health and social care characteristics

A1.69 In Cumberland, the average life expectancy at birth for females is 81.3 years, which is same as the North west average and lower than the national average for England, which is 82.8 years.

A1.70 For males, the life expectancy at birth in Cumberland is 77.2 years, same as North west average of 77.3 years and lower than the England average of 78.9 years.

A1.71 In Cumberland, the average life expectancy at 65 for females is 20.2 years, which is almost same as the North west average of 20 years and lower than the national average for England, which is 20.9 years.

A1.72 For males, the life expectancy at 65 in Cumberland is 17.9 years, slightly above the North west average of 17.6 years and lower than the England average of 18.4 years.

A1.73 To identify the number of people 65+ living with dementia, LG Inform<sup>9</sup>, the local area benchmarking tool from the Local Government Association has been used, which uses data from NHS England. The estimate is based on the characteristics of the population and the age and sex specific prevalence rates from the Cognitive Function and Ageing Study II.

A1.74 According to LG inform, there are currently an estimated 4,305 people aged 65+ living with dementia in Cumberland.

A1.75 To estimate the change in the number of people living with dementia to 2044, the average growth rate between the years 2022 to 2024 has been applied. By 2044, this is estimated to increase by c.55% to c.6,659.

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<sup>9</sup> [Dementia estimate - LG Platform](#)



Table 25. Projection of number of people 65+ living with dementia in Cumberland

Area	2023	2024	2029	2034	2039	2044
Cumberland	4,205	4,305	4,893	5,482	6,070	6,659

Source: LG inform and NHS England

A1.76 Table 26 shows that the health profile of Cumberland's older population is relatively healthy – with over 81% of older people reporting 'very good' or 'good' health status. This may influence an older person's decision to move into specialist housing for older people, i.e. amongst the small minority (6%) of older persons aged 65+ who report 'bad' or 'very bad' health who may opt to move to specialist housing for health-related reasons.

Table 26. Health status of people aged 65+ living in Cumberland, according to the most recent (2021) census.

Self-reported health status	'Very good' or 'good'	'Fair'	'Bad' or 'very bad'	Total
Number of people aged 65+	51,273	8,862	3,798	63,300
% of total counted	81%	14%	6%	100%

Source: ONS 2021 census

## Current supply of specialist housing for older people

A1.77 To identify the current supply of older persons housing in Cumberland, the Elderly Accommodation Counsel's (EAC)<sup>10</sup> national database has been used and cross-referenced with data from Cumberland Council. The current supply of older persons housing has been categorised into the following types of older persons housing:

A1.78 Retirement/sheltered housing: These homes typically offer self-contained accommodation available. They are usually supported by a part-time/visiting scheme manager and 24-hour emergency help via an alarm. There are often communal areas and some offer activities. In the social sector, most accommodation is offered for social or affordable rent, based on need, by local councils or housing associations. In the private sector, it is usually built by private developers for market sale (and sometimes for market rent). Once all the properties have been sold, the scheme is sometimes run by a separate management company that employ a scheme manager that organises maintenance and other services.

A1.79 Extra care housing: Often referred to as 'extra care housing' when provided by housing associations and local authorities (for affordable rent and shared ownership) and 'assisted living' or 'retirement villages' or 'integrated retirement communities' by private sector providers for market sale (and sometimes for market rent). Extra care housing is designed for older people, some with higher levels of care and support needs. Residents live in self-contained homes. It typically has more communal facilities and offers access to onsite 24/7 care services, which includes assistance with meal preparation, washing and other daily duties (some private extra care housing schemes may offer access to care

<sup>10</sup> Elderly Accommodation Counsel housing data

services as distinct from onsite 24/7 care staff). Often includes a 24/7 alarm system, presence of a scheme manager and a team of support staff.

A1.80 The prevalence rate indicates the number of homes (units) per 1,000 amongst the 65+ population for retirement/sheltered housing and 75+ population for extra care housing.

Table 27. Current supply of housing for older people (retirement/sheltered housing and extra care housing) in Cumberland

Home type	Number of homes
Retirement/sheltered housing	2,443
Extra care housing	412

Source: EAC / Cumberland Council (2024)

Table 28. Current supply of retirement/sheltered housing in Cumberland and comparators.

Local authority	Retirement/sheltered housing			
	For sale	For affordable/ social rent	Total	Prevalence
Cumberland	561	1,882	2,443	37
Westmorland & Furness	660	1,332	1992	33
Northumberland	516	3,219	3735	43
England	151,683	432,391	584,074	52

Source: Cumberland Council/ EAC/HLIN (2024)

N.B. 'Prev' denotes the prevalence rate – the number of housing units per 1,000 population 65+

Table 29. Current supply of extra care housing in Cumberland and comparators.

Local authority	Extra care housing			
	For sale/ shared ownership	For affordable/ social rent	Total	Prevalence
Cumberland	22	390	412	13
Westmorland & Furness	115	177	292	6
Northumberland	59	135	194	3
England	13,629	46,176	59,805	11

Source: Cumberland Council/ EAC/HLIN (2024)

N.B. 'Prev' denotes the prevalence rate – the number of housing units per 1,000 population 75+

Table 30. Current supply of extra care housing in Cumberland

Scheme	Address	Tenure	Housing provider	Sub area	No. of units
Fairview Court	South End, Wigton, Cumbria, CA7 9PB	Social/affordable rent	Home Group	Solway Coast to Lakes	42
Greta Gardens	The Headlands, Keswick, Cumbria, CA12 5EL	Sale/Shared Ownership/Social/affordable rent	Castles and Coasts Housing Association	LDNP — North Lakes (West)	69

<b>Scheme</b>	<b>Address</b>	<b>Tenure</b>	<b>Housing provider</b>	<b>Sub area</b>	<b>No. of units</b>
Bramble Court	Union Lane, Bampton, Cumbria, CA8 1BD	Social/affordable rent	Impact Housing Association	Rural Carlisle	38
Burnside Court	Roseberry Road, Stanwix, Carlisle, Cumbria, CA3 9HP	Social/affordable rent	Anchor Trust	Carlisle	43
Heysham Gardens	Low Meadow, Brookside, Carlisle, Cumbria, CA2 7QG	Social/affordable rent	Eden Housing Association	Carlisle	60
Sycamore House	Sycamore House Garlands Road Carlisle Cumbria CA1 3SU	Social/affordable rent	Impact Housing Association	Carlisle	8
Lister House	Shadygrove Road, Carlisle, Cumbria CA2 7LH	Social/affordable rent	Impact Housing Association	Carlisle	12
Duddon Mews	Devonshire Road, Millom, Cumbria, LA18 4EQ	Social/affordable rent	Home Group	Millom	14
Monkwear Court	Monkwear Road, Whitehaven, Cumbria, CA28 9HD	Social/affordable rent	Anchor Trust	West Cumbria	47
Harbour Place*	Lawson Street, Workington	Social/affordable rent	Riverside	West Cumbria	79
<b>Total</b>					<b>412</b>

Source: EAC and Cumberland Council (2024)

\*To be completed in 2025

A1.81 The table below gives the supply details of retirement/sheltered housing (all age-exclusive housing) in Cumberland

Table 31. Current supply of retirement/sheltered housing (all age-exclusive housing) in Cumberland

Scheme	Address	Housing type	Tenure	Housing provider	No. of units	Sub area
Hanover Court	Whinnie House Road, Morton West, Carlisle, Cumbria, CA2 6TG	Sheltered Housing	Social/affordable rent	Anchor Hanover	30	Carlisle
Scotby Green Steading	Holme Lane, Scotby, Carlisle, Cumbria, CA4 8EH	Sheltered Housing	leasehold	Anchor Hanover	20	Carlisle
St Cuthberts Court	Myddleton Street, Carlisle, Cumbria, CA1 2AA	Sheltered Housing	Social/affordable rent	Anchor Hanover	30	Carlisle
Bishops Close	Stanhope Road, Carlisle, Cumbria, CA2 7BH	Sheltered Housing	Social/affordable rent	Castles & Coasts Housing Association	46	Carlisle
Caldew Close	Eden Street, Carlisle, Cumbria, CA3 9JL	Sheltered Housing	leasehold (LSE)	Castles & Coasts Housing Association	30	Carlisle
Kirkbeck Close	Woodside Glad, Lowry Hill, Carlisle, Cumbria, CA3 0PS	Sheltered Housing	leasehold (LSE)	Castles & Coasts Housing Association	24	Carlisle
Scaleby Close	Scalegate Road, Upperby, Carlisle, Cumbria, CA2 4JN	Sheltered Housing	leasehold (LSE)	Castles & Coasts Housing Association	34	Carlisle
Upperby Court	Upperby Road, Carlisle, Cumbria, CA2 4JW	Sheltered Housing	Social/affordable rent	Castles & Coasts Housing Association	32	Carlisle
Waverley Court	Waverley Gardens, Carlisle, Cumbria, CA3 9JN	Sheltered Housing	leasehold	McCarthy & Stone Management Services	42	Carlisle
Freshfield Court	Botcherby Avenue, Carlisle, Cumbria, CA1 2TT	Sheltered Housing	Social/affordable rent	Riverside	39	Carlisle
York Court	York Gardens, Upperby, Carlisle, Cumbria, CA2 4HP	Sheltered Housing	Social/affordable rent	Riverside	31	Carlisle
Scalesceugh Villas	Scalesceugh Hall, Carleton, Carlisle, Cumbria, CA4 0BT	Sheltered Housing	freehold	Scalesceugh Hall and Villas	13	Carlisle
Applegarth	Cargo, Carlisle, Cumbria, CA6 4AS	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	4	Carlisle
Bisland Court	Mayfield Avenue, Carlisle, Cumbria, CA1 3ST	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	19	Carlisle
Cedar Grove	Beech Grove, Stanwix, Carlisle, Cumbria, CA3 9FG	Age Exclusive	leasehold (LSE)	Castles & Coasts Housing Association	6	Carlisle
Conisburgh Court	Lime Street, Carlisle, Cumbria, CA2 5ED	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	25	Carlisle

Scheme	Address	Housing type	Tenure	Housing provider	No. of units	Sub area
Firlands	Stanwix, Carlisle, Cumbria, CA3 9FB	Age Exclusive	leasehold (LSE)	Castles & Coasts Housing Association	14	Carlisle
Holly Drive	Carlisle, Cumbria, CA3 9FF	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	6	Carlisle
Knowefield Close	Stanwix, Carlisle, Cumbria, CA3 9BX	Age Exclusive	leasehold (LSE)	Castles & Coasts Housing Association	26	Carlisle
Laburnum Court	Beech Grove, Stanwix, Carlisle, Cumbria, CA3 9FH	Age Exclusive	leasehold (LSE)	Castles & Coasts Housing Association	12	Carlisle
Meade Road / Lightfoot Drive	Carlisle, Cumbria, CA1 3BW	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	8	Carlisle
Montgomery Court	Wingate Walk, Carlisle, Cumbria, CA1 2RY	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	36	Carlisle
Orchard Gardens	Houghton, Carlisle, Cumbria, CA3 0LH	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	6	Carlisle
Rose Court	South Street, Carlisle, Cumbria, CA1 2EY	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	20	Carlisle
Sinclair Court	Durranhill Road, Carlisle, Cumbria, CA1 2SU	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	18	Carlisle
St Peters Close	Lowry Hill, Carlisle, Cumbria, CA3 0BD	Age Exclusive	leasehold (LSE)	Castles & Coasts Housing Association	26	Carlisle
Threave Court	Greystone Road, Carlisle, Cumbria, CA1 2DY	Age Exclusive	leasehold (LSE)	Castles & Coasts Housing Association	30	Carlisle
Mary Hannah Cottages	Kingmoor Road, Carlisle, Cumbria, CA3 9PT	Age Exclusive	Social/affordable rent	Impact Housing Association Ltd	6	Carlisle
Willow Park	Banks Lane, Carlisle, Cumbria, CA1 2UB	Age Exclusive	leasehold	The Guinness Partnership	40	Carlisle
Abbeyfield House	Lorton Street, Cockermouth, Cumbria, CA13 9RH	Sheltered Housing	Social/affordable rent	Abbeyfield	10	Lakeland Fringe
Kirklands Homes	Sullart Street, Cockermouth, Cumbria, CA13 0EE	Sheltered Housing	Social/affordable rent	Anchor Hanover	4	Lakeland Fringe
Wordsworth Court	Sullart Street, Cockermouth, Cumbria, CA13 0EB	Sheltered Housing	leasehold	Anchor Hanover	43	Lakeland Fringe
Castle Gardens	Papcastle, Cockermouth, Cumbria, CA13 0JX	Sheltered Housing	Social/affordable rent	Castles & Coasts	15	Lakeland Fringe

Scheme	Address	Housing type	Tenure	Housing provider	No. of units	Sub area
				Housing Association		
Victoria Court	5 High Sand Lane, Cockermouth, Cumbria, CA13 9PD	Sheltered Housing	Social/affordable rent	Castles & Coasts Housing Association	20	Lakeland Fringe
Bridge End Court	Wakefield Road, Cockermouth, Cumbria, CA13 0HP	Sheltered Housing	Social/affordable rent	Home Prime	38	Lakeland Fringe
Lancaster Court	Former Cottage Hospital site, Isel Road, Cockermouth, Cumbria, CA13 9HT	Sheltered Housing	leasehold	McCarthy & Stone Management Services	40	Lakeland Fringe
Derwent Mill	Cockermouth, Cumbria, CA13 0HT	Age Exclusive	Social/affordable rent	Home Group Ltd	39	Lakeland Fringe
Fletcher Close	Broughton, Cumbria, CA13 0NF	Age Exclusive	Social/affordable rent	Home Group Ltd	6	Lakeland Fringe
Ghyllbank	Broughton, Cumbria, CA13 0LN	Age Exclusive	Social/affordable rent	Home Group Ltd	6	Lakeland Fringe
Kirklea	Broughton, Cumbria, CA13 0LX	Age Exclusive	Social/affordable rent	Home Group Ltd	13	Lakeland Fringe
Moorfield Bank	Broughton, Cumbria, CA13 0XA	Age Exclusive	Social/affordable rent	Home Group Ltd	15	Lakeland Fringe
Lakehead Court	The Headlands, Keswick, Cumbria, CA12 5EU	Sheltered Housing	Social/affordable rent	Anchor Hanover	33	LDNP - North Lakes (West)
Homethwaite House	Eskin Street, Keswick, Cumbria, CA12 4DG	Sheltered Housing	leasehold	FirstPort	40	LDNP - North Lakes (West)
Riverside Lodge	Station Road, Keswick, Cumbria, CA12 4ND	Age Exclusive	leasehold	Anchor Hanover	19	LDNP - North Lakes (West)
Coleridge Court / Scattered Dwellings	Keswick, Cumbria, CA12 5QE	Age Exclusive	Social/affordable rent	Home Group Ltd	31	LDNP - North Lakes (West)
Keswick	Station Avenue, Keswick, Cumbria, CA12 4NP	Age Exclusive	Social/affordable rent	Home Group Ltd	8	LDNP - North Lakes (West)
The School House	Keswick, Cumbria, CA12 5QE	Age Exclusive	Social/affordable rent	Home Group Ltd	13	LDNP - North Lakes (West)
Alexander House	Chapel Lane, Bootle, Millom, Cumbria, LA19 5UE	Sheltered Housing	Social/affordable rent	Abbeyfield Blackcombe Society Ltd	12	LDNP - West Lakes
Ehen Garth	Ennerdale Bridge, Cumbria, CA23 3BA	Age Exclusive	Social/affordable rent	Home Group Ltd	3	LDNP - West Lakes
Murrayfield Terrace	Ravenglass, Cumbria, CA18 1SH	Age Exclusive	Social/affordable rent	Home Group Ltd	12	LDNP - West Lakes
The Green	Millpark, Millom, Cumbria, LA18 4NZ	Age Exclusive	Social/affordable rent	Home Group Ltd	6	LDNP - West Lakes
Bootle	Coombe View, Millom, Cumbria, LA18 4NB	Age Exclusive	Social/affordable rent	Home Group Ltd	14	Millom

<b>Scheme</b>	<b>Address</b>	<b>Housing type</b>	<b>Tenure</b>	<b>Housing provider</b>	<b>No. of units</b>	<b>Sub area</b>
Wilson Avenue & Floyd Street	Wilson Avenue & Floyd Street, Haverigg, Cumbria, LA18 4HH	Age Exclusive	Social/affordable rent	Home Group Ltd	46	Millom
Townfoot Court	Carlisle Road, Brampton, Carlisle, Cumbria, CA8 1SP	Sheltered Housing	leasehold	FirstPort	21	Rural Carlisle
Barras House	Barras Close, Dalston, Carlisle, Cumbria, CA5 7NT	Sheltered Housing	Social/affordable rent	Riverside	16	Rural Carlisle
Brook Close	Thursby, Cumbria, CA5 6PW	Age Exclusive	Social/affordable rent	Home Group Ltd	3	Rural Carlisle
Greenwood Close	Thursby, Cumbria, CA5 6NT	Age Exclusive	Social/affordable rent	Home Group Ltd	9	Rural Carlisle
Shawk Crescent	Thursby, Cumbria, CA5 6PS	Age Exclusive	Social/affordable rent	Home Group Ltd	13	Rural Carlisle
Meadow View	Brampton, Castle Carrock, Carlisle, Cumbria, CA8 9NJ	Age Exclusive	Social/affordable rent	Anchor Hanover	4	Rural Carlisle
Union Court	Union Lane, Brampton, Cumbria, CA8 1BX	Age Exclusive	Social/affordable rent	Anchor Hanover	12	Rural Carlisle
Loveday House	South End, Wigton, Cumbria, CA7 9PZ	Sheltered Housing	Social/affordable rent	Abbeyfield	10	Solway Coast to Lakes
Burnside	Wigton, Cumbria, CA7 9RE	Sheltered Housing	Social/affordable rent	Home Prime	27	Solway Coast to Lakes
Pennine View	Silloth, Cumbria, CA7 4DW	Sheltered Housing	Social/affordable rent	Home Prime	31	Solway Coast to Lakes
Beech Lea	Birch Lea, Kirkbride, Cumbria, CA7 5JU	Age Exclusive	Social/affordable rent	Home Group Ltd	12	Solway Coast to Lakes
Beech Lea (2)	Kirkbride, Cumbria, CA7 5JU	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes
Brayton Park	Aspatria, Wigton, Cumbria, CA7 3DF	Age Exclusive	Social/affordable rent	Home Group Ltd	44	Solway Coast to Lakes
Brindlefield	Wigton, Cumbria, CA7 9LY	Age Exclusive	Social/affordable rent	Home Group Ltd	26	Solway Coast to Lakes
College Close / Outgang Road	Aspatria, Wigton, Cumbria, CA7 3HN	Age Exclusive	Social/affordable rent	Home Group Ltd	10	Solway Coast to Lakes
Cross Lonning	Bothel, Cumbria, CA7 2HL	Age Exclusive	Social/affordable rent	Home Group Ltd	11	Solway Coast to Lakes
Ellen Bank	Blennerhasset, Cumbria, CA7 3QP	Age Exclusive	Social/affordable rent	Home Group Ltd	3	Solway Coast to Lakes
Ellengarth	Aspatria, Wigton, Cumbria, CA7 3BT	Age Exclusive	Social/affordable rent	Home Group Ltd	10	Solway Coast to Lakes
Esk Street	Silloth, Cumbria, CA7 4EW	Age Exclusive	Social/affordable rent	Home Group Ltd	16	Solway Coast to Lakes
Fell View	Wigton, Cumbria, CA7 9BP	Age Exclusive	Social/affordable rent	Home Group Ltd	28	Solway Coast to Lakes
George Moor Avenue	Fletcherstown, Cumbria, CA7 1BB	Age Exclusive	Social/affordable rent	Home Group Ltd	6	Solway Coast to Lakes

<b>Scheme</b>	<b>Address</b>	<b>Housing type</b>	<b>Tenure</b>	<b>Housing provider</b>	<b>No. of units</b>	<b>Sub area</b>
Highmoor	Wigton, Cumbria, CA7 9LQ	Age Exclusive	Social/affordable rent	Home Group Ltd	18	Solway Coast to Lakes
Holliday Crescent	Silloth, Cumbria, CA7 4HW	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes
Inglewood	Waverton, Cumbria, CA7 0AL	Age Exclusive	Social/affordable rent	Home Group Ltd	3	Solway Coast to Lakes
Langdale	Wigton, Cumbria, CA7 9SN	Age Exclusive	Social/affordable rent	Home Group Ltd	9	Solway Coast to Lakes
Mardale	Wigton, Cumbria, CA7 9SW	Age Exclusive	Social/affordable rent	Home Group Ltd	7	Solway Coast to Lakes
Mill Court	Wigton, Cumbria, CA7 9AN	Age Exclusive	Social/affordable rent	Home Group Ltd	8	Solway Coast to Lakes
Mill Road	Glasson, Cumbria, CA7 9EE	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes
Noble Croft	Aspatia, Wigton, Cumbria, CA7 3BL	Age Exclusive	Social/affordable rent	Home Group Ltd	6	Solway Coast to Lakes
Orchard Road	Wigton, Cumbria, CA7 9JL	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes
Osborne Place	Oughterside, Cumbria, CA7 2LG	Age Exclusive	Social/affordable rent	Home Group Ltd	6	Solway Coast to Lakes
Patten Garth	Hayton & Mealo, Cumbria, CA7 2PU	Age Exclusive	Social/affordable rent	Home Group Ltd	5	Solway Coast to Lakes
Skiddaw Close	Silloth, Cumbria, CA7 4DE	Age Exclusive	Social/affordable rent	Home Group Ltd	5	Solway Coast to Lakes
Skiddaw Street	Silloth, Cumbria, CA7 4EP	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes
Solway View	Bolton Low Houses, Cumbria, CA7 8PE	Age Exclusive	Social/affordable rent	Home Group Ltd	8	Solway Coast to Lakes
Suncroft / Parkside	Crosby, Cumbria, CA15 6SR	Age Exclusive	Social/affordable rent	Home Group Ltd	6	Solway Coast to Lakes
Syke Road	Wigton, Cumbria, CA7 9LX	Age Exclusive	Social/affordable rent	Home Group Ltd	6	Solway Coast to Lakes
The Close	Wigton, Cumbria, CA7 9NB	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes
The Crofts	Silloth, Cumbria, CA7 4HB	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes
The Crofts	Wigton, Cumbria, CA7 9PS	Age Exclusive	Social/affordable rent	Home Group Ltd	18	Solway Coast to Lakes
The Forelands	Gilcrux, Cumbria, CA7 2QT	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes



Scheme	Address	Housing type	Tenure	Housing provider	No. of units	Sub area
The Glebe	Abbey Town, Wigton, Cumbria, CA7 4SD	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes
The Guards	Westnewton, Cumbria, CA7 3PD	Age Exclusive	Social/affordable rent	Home Group Ltd	7	Solway Coast to Lakes
Wasdale	Wigton, Cumbria, CA7 9SH	Age Exclusive	Social/affordable rent	Home Group Ltd	4	Solway Coast to Lakes
Wiza Avenue	Wigton, Cumbria, CA7 9RX	Age Exclusive	Social/affordable rent	Home Group Ltd	6	Solway Coast to Lakes
Ludgate Hill	Burgh-by-Sands, Carlisle, Cumbria, CA5 6AT	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	6	Solway Coast to Lakes
Salisbury Court	Salisbury Street, Workington, Cumbria, CA14 3TR	Sheltered Housing	Social/affordable rent	Anchor Hanover	39	West Cumbria
Solway Court	Crosby Street, Maryport, Cumbria, CA15 6LF	Sheltered Housing	Social/affordable rent	Anchor Hanover	28	West Cumbria
Ellen Court	Church Terrace, Maryport, Cumbria, CA15 7PR	Sheltered Housing	Social/affordable rent	Castles & Coasts Housing Association	20	West Cumbria
Firth House	Main Road, Seaton, Cumbria, CA14 1JD	Sheltered Housing	Social/affordable rent	Castles & Coasts Housing Association	24	West Cumbria
Laybourn House	Laybourn Court, Workington, Cumbria, CA14 3SN	Sheltered Housing	Social/affordable rent	Castles & Coasts Housing Association	20	West Cumbria
Inglis Court	Pecklewell Lane, Ellenborough, Maryport, Cumbria, CA15 7AU	Sheltered Housing	rent (market)	Housing 21	29	West Cumbria
Johnson House	Hillcrest Avenue, Whitehaven, Cumbria, CA28 6SU	Sheltered Housing	Social/affordable rent	Abbeyfield Whitehaven Society Ltd	10	West Cumbria
Orchard Court	Meadow Road, Whitehaven, Cumbria, CA28 8EQ	Sheltered Housing	Social/affordable rent	Anchor Hanover	32	West Cumbria
Catherine Mill	Catherine Street, Whitehaven, Cumbria, CA28 7QP	Sheltered Housing	Social/affordable rent	Castles & Coasts Housing Association	22	West Cumbria
Catherine Mill	Catherine Street, Whitehaven, Cumbria, CA28 7QT	Sheltered Housing	leasehold (LSE)	Castles & Coasts Housing Association	9	West Cumbria
Dickinson Court	Roper Street, Whitehaven, Cumbria, CA28 7AS	Sheltered Housing	Social/affordable rent	Castles & Coasts Housing Association	31	West Cumbria
Sneckyeat Court	Hensingham, Whitehaven, Cumbria, CA28 8PG	Sheltered Housing	Social/affordable rent	Castles & Coasts Housing Association	28	West Cumbria

Scheme	Address	Housing type	Tenure	Housing provider	No. of units	Sub area
Trinity Court	Scotch Street, Whitehaven, Cumbria, CA28 7NB	Sheltered Housing	leasehold (LSE)	Castles & Coasts Housing Association	30	West Cumbria
Florence House	Lamb Lane, Egremont, Cumbria, CA22 2BZ	Sheltered Housing	Social/affordable rent	Home Prime	22	West Cumbria
Stafford Court	Earl Street, Cleator Moor, Cumbria, CA25 5AU	Sheltered Housing	Social/affordable rent	Home Prime	25	West Cumbria
Walkmill Gardens	Red Lonning, Whitehaven, Cumbria, CA28 6XE	Sheltered Housing	Social/affordable rent	Home Prime	20	West Cumbria
John Gaskell Court	Sneckyeat Road, Hensingham, Whitehaven, Cumbria, CA28 8PH	Sheltered Housing	Social/affordable rent	Housing 21	41	West Cumbria
Allonby Almshouses	Allonby , Nr Maryport, Cumbria, CA15 8QF	Age Exclusive	Social/affordable rent	Allonby Almshouses	10	West Cumbria
Alexander Close	Workington, Cumbria, CA14 3HQ	Age Exclusive	Social/affordable rent	Home Group Ltd	4	West Cumbria
Cumberland Drive	Seaton, Workington, Cumbria, CA14 1QW	Age Exclusive	Social/affordable rent	Home Group Ltd	21	West Cumbria
Bridgefort	Chapel Brow, Cumbria, CA14 1XT	Age Exclusive	Social/affordable rent	Home Group Ltd	9	West Cumbria
Browside Road	Dearham, Maryport, Cumbria, CA15 7ES	Age Exclusive	Social/affordable rent	Home Group Ltd	15	West Cumbria
Charles Close	Workington, Cumbria, CA14 3HG	Age Exclusive	Social/affordable rent	Home Group Ltd	4	West Cumbria
Croftfield Road	Seaton, Workington, Cumbria, CA14 1QW	Age Exclusive	Social/affordable rent	Home Group Ltd	9	West Cumbria
Grange Avenue	Flimby, Cumbria, CA15 8RE	Age Exclusive	Social/affordable rent	Home Group Ltd	4	West Cumbria
Hunters Drive	Seaton, Workington, Cumbria, CA14 1QJ	Age Exclusive	Social/affordable rent	Home Group Ltd	19	West Cumbria
Ling Road	Workington, Cumbria, CA14 1QZ	Age Exclusive	Social/affordable rent	Home Group Ltd	4	West Cumbria
Main Street	Dearham, Maryport, Cumbria, CA15 7HU	Age Exclusive	Social/affordable rent	Home Group Ltd	12	West Cumbria
Ryehill Crescent	Flimby, Cumbria, CA15 8PN	Age Exclusive	Social/affordable rent	Home Group Ltd	12	West Cumbria
School Close	Broughton moor, Cumbria, CA15 7SA	Age Exclusive	Social/affordable rent	Home Group Ltd	4	West Cumbria
School Drive	Flimby, Cumbria, CA15 8PL	Age Exclusive	Social/affordable rent	Home Group Ltd	14	West Cumbria
Westfield View	Flimby, Cumbria, CA15 8RJ	Age Exclusive	Social/affordable rent	Home Group Ltd	6	West Cumbria
Charters Close, Devonshire Street etc.	Workington, Cumbria, CA14 3DT	Age Exclusive	Social/affordable rent	Impact Housing Association Ltd	54	West Cumbria
Robert Rattrie House	Queen Street, Maryport, Cumbria, CA15 6DY	Age Exclusive	Social/affordable rent	Impact Housing Association Ltd	20	West Cumbria
Newlands Park	Workington, Cumbria, CA14 3NE	Age Exclusive	leasehold (LSE)	Owner/manager not known	14	West Cumbria
Ashmore Gardens	Workington, Cumbria, CA14 5DB	Age Exclusive	Social/affordable rent	Westfield Housing Association	19	West Cumbria

Scheme	Address	Housing type	Tenure	Housing provider	No. of units	Sub area
Westfield Bridge Court	Westfield Drive, Workington, Cumbria, CA14 5BA	Age Exclusive	Social/affordable rent	Westfield Housing Association	22	West Cumbria
Church View	Egremont, Cumbria, CA22 2DT	Age Exclusive	Social/affordable rent	Castles & Coasts Housing Association	23	West Cumbria
Eskett View	Arlecdon, Frizington, Cumbria, CA26 3XB	Age Exclusive	Social/affordable rent	Home Group Ltd	12	West Cumbria
Ghyll Grove	Lowca, Whitehaven, Cumbria, CA28 6QQ	Age Exclusive	Social/affordable rent	Home Group Ltd	9	West Cumbria
Hallbeck Place	Gosforth, Cumbria, CA20 1BW	Age Exclusive	Social/affordable rent	Home Group Ltd	10	West Cumbria
Lonsdale Court	Whitehaven, Cumbria, CA28 6DU	Age Exclusive	Social/affordable rent	Home Group Ltd	7	West Cumbria
Wodow Road	Thornhill, Cumbria, CA22 2SE	Age Exclusive	Social/affordable rent	Home Group Ltd	13	West Cumbria
Harbour Place	Lawson Street, Workington	Age Exclusive	Social/affordable rent	Riverside	28	West Cumbria
<b>Total</b>					<b>2,443</b>	

Source: EAC and Cumberland Council (2024)

A1.82 60% of the existing supply of retirement/sheltered housing is located in West Cumbria and Carlisle. Nearly half of the extra care housing units are located in Carlisle.

Table 32. Supply of retirement/sheltered housing and extra care housing by sub area

Sub area	Retirement/sheltered housing (units)	% of total units	Extra care housing (units)	% of total units
Carlisle	673	28%	123	30%
Lakeland Fringe	249	10%	0	0%
LDNP - North Lakes (West)	144	6%	69	17%
LDNP - West Lakes	33	1%	0	0%
Millom	60	2%	14	3%
Rural Carlisle	78	3%	38	9%
Solway Coast to Lakes	398	16%	42	10%
West Cumbria	808	33%	126	31%
<b>Cumberland</b>	<b>2,443</b>	<b>100%</b>	<b>412</b>	<b>100%</b>

Source: EAC / Cumberland Council (2024)

Table 33. Supply of retirement/sheltered housing and extra care housing by sub key service centre area

Key service centre area (KSC)	Retirement/sheltered housing (units)	% of total units	Extra care housing (units)	% of total units
Carlisle	630	26%	115	28%
Cockermouth	194	8%		0%
Keswick	144	6%	69	17%

Key service centre area (KSC)	Retirement/ sheltered housing (units)	% of total units	Extra care housing (units)	% of total units
Millom	60	2%	14	3%
Brampton	33	1%	38	9%
Longtown	0	0%		0%
Aspatria	76	3%		0%
Wigton	179	7%	42	10%
Silloth	64	3%		0%
Maryport	147	6%		0%
Workington	204	8%	79	19%
Whitehaven	230	9%	47	11%
Egremont	45	2%		0%
Cleator Moor	28	1%		0%
Not in KSC	409	17%	8	2%
<b>Total</b>	<b>2,443</b>	<b>100%</b>	<b>412</b>	<b>100%</b>

Source: EAC, Cumberland Council and HLIN (2024)

A1.83 To identify the number of care home beds in Cumberland, the Care Quality Commission (CQC) national database of care home provision was used and cross-referenced with data from Cumberland Council. The types of care homes include:

- *Residential care home*:<sup>11</sup> a residential setting where a number of older people live, usually in single rooms, and have access to on-site social care services. 24/7 onsite personal social care services include help with washing and dressing. Residential care homes do not consist of self-contained units.
- *Nursing care home*:<sup>12</sup> similar to a residential care home, but additionally providing care from qualified nurses. There will always be 1 or more qualified nurses on duty to provide nursing care. These are sometimes called 'care homes with nursing'. The Care Quality Commission states that in addition (to a residential care home), qualified nursing care is provided, to ensure that the full needs of the person using the service are met." Nursing care homes do not consist of self-contained units.

<sup>11</sup> [NHS: Care homes](#)

<sup>12</sup> [NHS: Care homes](#)

7.15 There are a total of 2,207 care home beds in Cumberland. The split between Residential (1,590 beds) and Nursing (617 beds) is approximately 72% Residential and 28% Nursing.

Table 34. Current supply of care home beds (residential and nursing) in Cumberland

Care home type	Number of beds
Residential care	1,590
Nursing care	617
<b>Total care home beds</b>	<b>2,207</b>

Source: Cumberland Council (2024)

A1.84 The care home beds in each key service centres are given in the below table for residential care home beds and nursing care home beds.

Table 35. Supply of Residential care home beds in Cumberland by key service centre

Key service centre	Dementia residential	General residential	Mental health residential	Total	% of total units
Aspatria		15		15	1%
Brampton	27	22	1	50	3%
Carlisle	126	175	8	309	19%
Cleator Moor	47	20		67	4%
Cockermouth	23	48	0	71	4%
Keswick	10	34		44	3%
Longtown	16	16		32	2%
Maryport	55	72	4	131	8%
Millom	31	32	1	64	4%
Silloth	37	56		93	6%
Whitehaven	76	66	1	143	9%
Wigton	9	23		32	2%
Workington	148	129		277	17%
Not in KSC	116	136	10	262	16%
<b>Cumberland</b>	<b>721</b>	<b>844</b>	<b>25</b>	<b>1,590</b>	<b>100%</b>

Source: Cumberland Council (2024)

Table 36. Supply of Nursing care home beds in Cumberland by key service centre

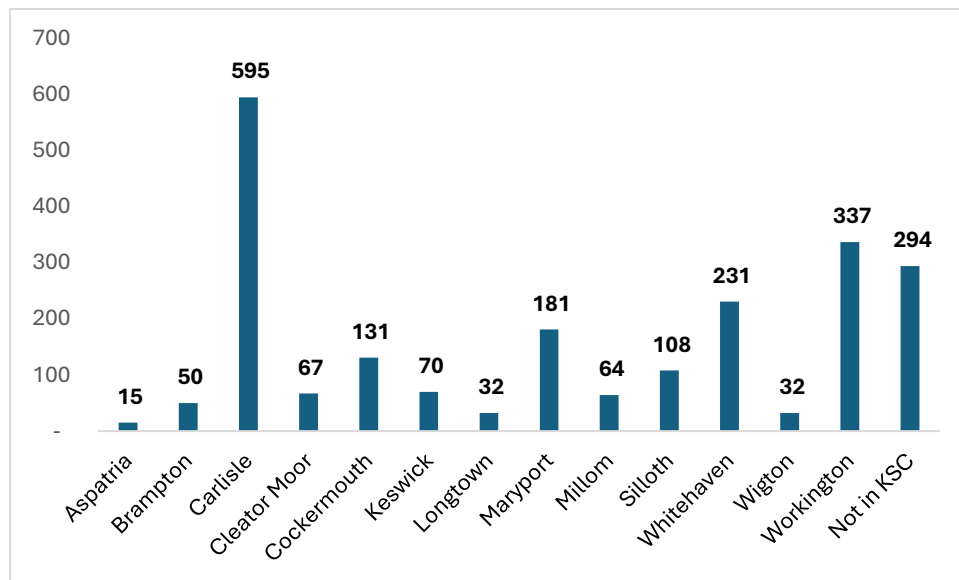
Key service centre	Dementia nursing	General nursing	Mental health nursing	Total	% of total units
Aspatria				0	0%
Brampton				0	0%
Carlisle	158	105	23	286	46%
Cleator Moor				0	0%
Cockermouth	30	30		60	10%
Keswick	9	17		26	4%
Longtown				0	0%
Maryport	30	20		50	8%
Millom				0	0%

Key service centre	Dementia nursing	General nursing	Mental health nursing	Total	% of total units
Silloth		15		15	2%
Whitehaven	35	52	1	88	14%
Wigton				0	0%
Workington	12	29	19	60	10%
Not in KSC	19	13		32	5%
<b>Cumberland</b>	<b>293</b>	<b>281</b>	<b>43</b>	<b>617</b>	<b>100%</b>

Source: Cumberland Council (2024)

A1.85 The summary of the care homes in key service centres of Cumberland is shown below.

Figure 16. Care home beds in Cumberland by key service centres.



Source: Cumberland Council (2024)

## The estimated number of specialist homes required for older people

### Estimation of need for specialist housing for older people

- A1.86 Modelling of need for specialist housing suited to older people is based on a recent (December 2023) large scale nationally representative survey of c.5,600 older people aged 50+ in the UK<sup>13</sup> that the Housing LIN has undertaken with Ipsos.
- A1.87 The survey results have shown that, amongst older people who express a likelihood to move in the future, there is a greater preference to move to other mainstream housing rather than to specialist housing such as retirement/sheltered housing and extra care housing.
- A1.88 An initial approach to using the survey data to model need for specialist housing for older people has been developed based on the survey findings in relation to the *expressed housing preferences* of older people and their stated *likelihood of moving* in the future. This modelling has been used to develop estimates of future specialist housing need.
- A1.89 An analysis of the survey results has been produced, which considers the following survey responses and variables:
- Older persons' likelihood of moving from their current accommodation within a 12-month period, within 1-2 years, within 3-5 years, and within 5-10 years.
  - Older persons' housing preference if moving, disaggregated by accommodation type, specifically extra care housing and retirement/sheltered housing.
  - Age of the respondent.
  - Tenure status of the respondent.
  - The change in the projected population of older people.
- A1.90 Based on this survey data, specifically the stated housing preferences of older people and the stated likelihood of moving amongst older people, 'Transition Probabilities' (TPs) have been produced to estimate the predicted likelihood of people moving in a 12-month period, based on their age and their current tenure status, to generate a number of moves over the next 12 months, and subsequently the estimated number of moves over the next 5, 10, 15 and 20 years, equating to need for additional specialist housing units.
- A1.91 The TPs have been adapted to produce estimates of moves based on Cumberland's demographic trends, tenure make-up and age profile.
- A1.92 The table below indicates that amongst the 65+ population in Cumberland the vast majority are estimated to stay put in later life. However, in 2023/24 there is estimated to be 1,003 people over 65+ likely to a move into either retirement/sheltered housing, extra care housing or a care home.

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<sup>13</sup> Housing LIN (2024): Housing preferences for older people: A survey of 5,600+ older people across the UK carried out by Ipsos for the Housing LIN.

Table 37. Estimated 'Transition Probabilities' of moves to different housing types amongst the 65+ population of Cumberland

Housing states	2023/24	2028/29	2033/34	2038/39	2043/44
Stay in current conventional home without adaptations	61,349	61,928	62,341	60,716	55,076
Stay in current conventional home with adaptations	395	794	1,195	1,592	1,963
Move to conventional home without adaptations	1,009	1,996	2,975	3,870	4,584
Move to home designed to be accessible from the outset	1,786	3,559	5,327	7,002	8,443
Move to conventional home with adaptations	683	2,967	4,224	5,345	6,364
Move to retirement/sheltered housing, extra care housing, care homes	1,003	2,007	3,007	3,980	4,865
Other	1,223	2,311	3,289	4,173	4,990
<b>Total</b>	<b>67,447</b>	<b>75,562</b>	<b>82,359</b>	<b>86,678</b>	<b>86,284</b>

Source: Ipsos/HLIN (2024)

NB: This total population isn't same as the population of 65+ in Table 16 as different data sources used for projections

A1.93 To disaggregate the estimated moves by retirement/sheltered housing and extra care housing (excluding care homes), the Ipsos survey data has been used.

A1.94 The survey findings indicates that when planning for future housing needs, the expressed housing preferences and likelihood of moving in relation to specialist housing are:

- 10% of people aged 50+ would prefer to move to retirement/sheltered housing and 7% think that it is likely.
- 4% of people aged 50+ would prefer to move to extra care housing and 2% think that it is likely.
- 1% of people aged 50+ would prefer to move to a care home and 2% think that it is likely.

A1.95 To balance the difference between preference and likelihood to move, a median value for each housing type is calculated:

- 8.5% likely to move to retirement/sheltered housing
- 3% likely to move to extra care housing
- 1.5% likely to move to a care home

A1.96 Using the median values, a percentage split is calculated to allocate estimated moves across different types of specialist housing. This assigns 65% of moves to retirement/sheltered housing, 23% of moves to extra care housing, and 12% of moves to a care home, reflecting the likely distribution of moves according to older people's expressed preferences and likelihood of moving.



A1.97 The survey findings in relation to a move to a care home have been excluded from this estimation model. Estimation of need for care home beds is covered from A1.138

A1.98 The estimated need for retirement/sheltered housing and extra care housing to 2043/44 is shown in the table below. Before taking account of any other assumptions for retirement/sheltered housing it is 3,162 units and for extra care housing is 1,119 units.

Table 38. Initial estimated need for retirement/sheltered housing and extra care housing in Cumberland

Type of housing	Estimated need in 2024	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039	Estimated need by 2044
Retirement/sheltered housing	652	1,304	1,955	2,587	3,162
Extra care housing	231	462	692	915	1,119
<b>Total</b>	<b>883</b>	<b>1,766</b>	<b>2,646</b>	<b>3,502</b>	<b>4,281</b>

Source: Ipsos, HLin (2024)

NB: Totals may not sum precisely due to rounding.

A1.99 To estimate the need for retirement/sheltered housing and extra care housing, a 10% annual turnover rate in the existing supply of specialist housing in Cumberland has been applied to the estimated number of moves in Table 38

A1.100 This assumes that 10% of the current stock will become available per annum. With 2,443 units of retirement/sheltered housing and 412 units in extra care housing, this equates to 244 and 41 units per annum becoming available.

A1.101 The turnover calculation allows for 10% of the estimated need for retirement/sheltered housing and extra care housing to be met from the existing supply and has been subtracted from the estimated need in Table 38.

A1.102 A 15% 'diversion' rate has been added to the extra care housing estimates in line with the Council's intended approach to the use of extra care housing as an alternative to the use of residential care for people 65+. This is based on evidence from Cumberland Council that in 2022/23 and 2023/24 there were on average 383 65+ admissions to residential care per annum. A diversion rate of 15% applied to this average number of 65+ admissions suggests that approximately c.57 people aged 65+ could be 'diverted' from a residential care placement to living in extra care housing per annum.

A1.103 The estimates of need for retirement/sheltered housing and extra care housing are shown below. This shows the estimated need in terms of number of 'homes', equivalent to 'units' for retirement/sheltered housing and extra care housing.

A1.104 The estimated need for retirement/sheltered housing and for extra care housing is shown for 2028/29, 2033/34, 2038/39 and 2043/44 in table below. Estimated additional need is not cumulative.

Table 39. Estimated need for retirement/sheltered housing and extra care housing in Cumberland considering the turnover and diversion rate

Type of housing	Estimated need in 2024	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039	Estimated need by 2044
Retirement/sheltered housing	408	1,060	1,711	2,343	2,918
Extra care housing	247	478	708	932	1135
<b>Total</b>	<b>655</b>	<b>1,538</b>	<b>2,419</b>	<b>3,275</b>	<b>4,054</b>

Source: Ipsos, HLIN (2024)

NB: Totals may not sum precisely due to rounding.

### Estimates of future need for specialist housing for older people

A1.105 The projected estimates of future need for housing and accommodation for older people are shown below.<sup>14</sup> Estimates are shown for retirement/sheltered housing and for extra care housing.

A1.106 The estimated need for retirement/sheltered housing and for extra care housing is shown for 2024 and projected by 2029, 2034, 2039 and 2044 in Table 40. Estimated additional need is not cumulative.

A1.107 It has been assumed that, based in part on the current tenure split amongst people aged 65+ (see Table 24), council officer evidence and average house prices (from the arc4 report) the tenure split for future projected retirement/sheltered housing and extra care housing need to 2034 is:

- c.50% of the estimated need will be for market sale.
- c.5% of the estimated need will be for shared ownership.
- c.45% of the estimated need will be for social/affordable rent.

A1.108 Given the differing tenure breakdown of the current population cohort aged 45-64 years compared with the current 65+ population, it has been assumed that the tenure split for future projected housing need from 2034 onwards is:

- c.55% of the estimated need will be for market sale.
- c.5% of the estimated need will be for shared ownership.
- c.40% of the estimated need will be for social/affordable rent.

A1.109 However, in practice there are circumstances where shared ownership may have little demand amongst older people; in these circumstances the need for affordable retirement/sheltered housing and extra care housing should be considered to be the total of estimated need for shared ownership and social/affordable rent. This is likely in practice to increase need for social/affordable rent specialist housing.

A1.110 Below table shows the estimated need for specialist housing for older people to 2044 in Cumberland by tenure

<sup>14</sup> It would be prudent to check, and potentially amend, estimates of need for specialist housing if future ONS population projections differ from the most recent release, e.g. following a future census.

Table 40. Estimated need for specialist housing for older people to 2044 in Cumberland (units)

Housing / accommodation type	Current provision (2024)	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039	Estimated need by 2044
<b>Retirement/sheltered housing (units)</b>	<b>408</b>	<b>1,060</b>	<b>1,711</b>	<b>2,343</b>	<b>2,918</b>
market sale	224	583	855	1,171	1,459
shared ownership	20	53	86	117	146
social/affordable rent	163	424	770	1,054	1,313
<b>Extra care housing (units)</b>	<b>247</b>	<b>478</b>	<b>708</b>	<b>932</b>	<b>1,135</b>
market sale	136	263	354	466	568
shared ownership	12	24	35	47	57
social/affordable rent	99	191	319	419	511

Source: Ipsos and Housing LIN (2024)

N.B. The figures represent estimated number of likely moves into retirement/sheltered housing and extra care housing, which equate to the estimated number of units needed for the purpose of this analysis. Estimated additional need is non cumulative. Totals may not sum precisely due to rounding.

#### *Retirement/sheltered housing:*

A1.111 The estimated additional need to 2034 is c.1,710 homes of which c.855 homes are estimated to be required for market sale and c.85 are estimated to be required for shared ownership and c.770 for social/affordable rent.

A1.112 The estimated additional need to 2044 is c.2,920 homes of which c.1,460 are estimated to be required for open market sale, c.145 are estimated to be required for shared ownership and c.1,315 for social/affordable rent.

A1.113 This is demand for contemporary age-designated housing that provides housing designed to be accessible and to enable people to age in place in later life. This type of specialist housing will typically come with a small element of communal space for residents to socialise, a degree of staff support for residents and digital telecare.

A1.114 There is demand for this type of specialist housing in all sub areas in Cumberland. Outside of Carlisle, this is likely to be at a smaller scale in market towns and larger villages, e.g. developments of c.20-30 dwellings.

A1.115 Developments of contemporary retirement/sheltered housing will have a wider appeal to older people if it:

- Is able to adapt to older people's changing needs in their later years.
- Provides good quality, affordable accommodation with less maintenance and upkeep requirements.
- Provides spacious, modern accommodation with a sense of community.

#### *Extra care housing:*

A1.116 The estimated need to 2034 is c.710 homes of which c.355 are estimated to be required for market sale, c.35 for shared ownership, and c. 320 for

social/affordable rent. This will meet the housing and care needs of older people who are self-funders as well as older people who need rented housing and are eligible for social care funded by the Council.

A1.117 The estimated additional need to 2044 is c.1,140 of which c.570 are estimated to be required for market sale, c.60 for shared ownership, and c.510 for social/affordable rent.

A1.118 There is demand for this type of specialist housing in all sub areas in Cumberland. Outside of Carlisle and Workington, this is likely to be at a smaller scale in market towns and larger villages, e.g. developments of c.40 dwellings.

A1.119 It may be prudent to consider co-location of extra care housing with new care home development, particularly in market town and larger village locations, to provide a greater degree of economies of scale and viability in relation to the provision of care services.

A1.120 It may also be prudent to consider the use of social sector extra care housing for a range of needs, including working age adults with care/support needs, for example some people with learning disabilities.

A1.121 Developments of contemporary extra care housing will have a wider appeal to older people if it includes housing typologies beyond solely apartments, e.g. bungalows and small houses.

A1.122 This will meet the housing and care needs of older people who are self-funders as well as older people who need rented housing and are eligible for social care funded by the Council.

### **Sub area projections - estimates of future need for housing and accommodation for older people**

A1.123 The estimated additional need for specialist housing for older people (retirement/sheltered housing and extra care housing) has been disaggregated by Cumberland's 8 sub areas.

A1.124 For retirement/sheltered housing, the geographic spread of the 65+ population has been used based on the ONS 2021 census<sup>15</sup> and projected using the 2018-based SNPP<sup>16</sup>.

A1.125 For extra care housing, the geographic spread of the 75+ population has been used based on the ONS 2021 census<sup>17</sup> and projected using the 2018-based SNPP<sup>18</sup>.

A1.126 The disaggregated estimated need for retirement/sheltered housing and extra care housing by sub area is given in the below table.

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<sup>15</sup> ONS 2021 census - P01: Usual resident population by sex, local authorities in England and Wales

<sup>16</sup> ONS 2018-based subnational principal population projections for local authorities and higher administrative areas in England

<sup>17</sup> ONS 2021 census - P01: Usual resident population by sex, local authorities in England and Wales

<sup>18</sup> ONS 2018-based subnational principal population projections for local authorities and higher administrative areas in England

Table 41. Estimated need for specialist housing for older people to 2044 by Cumberland's sub areas

Housing / accommodation type	Estimated need in 2024	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039	Estimated need by 2044
Carlisle					
<b>Retirement/sheltered housing (units)</b>	<b>119</b>	<b>310</b>	<b>500</b>	<b>684</b>	<b>853</b>
market sale	66	170	250	342	426
shared ownership	6	15	25	34	43
social/affordable rent	48	124	225	308	384
<b>Extra care housing (units)</b>	<b>73</b>	<b>141</b>	<b>209</b>	<b>276</b>	<b>336</b>
market sale	40	78	105	138	168
shared ownership	4	7	10	14	17
social/affordable rent	29	57	94	124	151
Lakeland Fringe					
<b>Retirement/sheltered housing (units)</b>	<b>22</b>	<b>57</b>	<b>92</b>	<b>126</b>	<b>156</b>
market sale	12	31	46	63	78
shared ownership	1	3	5	6	8
social/affordable rent	9	23	41	57	70
<b>Extra care housing (units)</b>	<b>13</b>	<b>26</b>	<b>38</b>	<b>50</b>	<b>61</b>
market sale	7	14	19	25	31
shared ownership	1	1	2	3	3
social/affordable rent	5	10	17	23	28
LDNP - North Lakes (West)					
<b>Retirement/sheltered housing (units)</b>	<b>16</b>	<b>42</b>	<b>68</b>	<b>93</b>	<b>116</b>
market sale	9	23	34	47	58
shared ownership	1	2	3	5	6
social/affordable rent	6	17	31	42	52
<b>Extra care housing (units)</b>	<b>10</b>	<b>20</b>	<b>30</b>	<b>39</b>	<b>47</b>
market sale	6	11	15	19	24
shared ownership	1	1	1	2	2
social/affordable rent	4	8	13	17	21
LDNP - West Lakes					
<b>Retirement/sheltered housing (units)</b>	<b>15</b>	<b>38</b>	<b>61</b>	<b>83</b>	<b>104</b>
market sale	8	21	30	42	52
shared ownership	1	2	3	4	5
social/affordable rent	6	15	27	38	47
<b>Extra care housing (units)</b>	<b>9</b>	<b>16</b>	<b>24</b>	<b>32</b>	<b>39</b>
market sale	5	9	12	16	20
shared ownership	0	1	1	2	2
social/affordable rent	3	7	11	14	18

Millom					
<b>Retirement/sheltered housing (units)</b>	<b>11</b>	<b>30</b>	<b>48</b>	<b>66</b>	<b>82</b>
market sale	6	16	24	33	41
shared ownership	1	1	2	3	4
social/affordable rent	5	12	22	30	37
<b>Extra care housing (units)</b>	<b>7</b>	<b>13</b>	<b>20</b>	<b>26</b>	<b>32</b>
market sale	4	7	10	13	16
shared ownership	0	1	1	1	2
social/affordable rent	3	5	9	12	14
Rural Carlisle					
<b>Retirement/sheltered housing (units)</b>	<b>34</b>	<b>89</b>	<b>143</b>	<b>196</b>	<b>245</b>
market sale	19	49	72	98	122
shared ownership	2	4	7	10	12
social/affordable rent	14	36	65	88	110
<b>Extra care housing (units)</b>	<b>21</b>	<b>40</b>	<b>59</b>	<b>78</b>	<b>95</b>
market sale	11	22	30	39	48
shared ownership	1	2	3	4	5
social/affordable rent	8	16	27	35	43
Solway Coast to Lakes					
<b>Retirement/sheltered housing (units)</b>	<b>49</b>	<b>127</b>	<b>205</b>	<b>281</b>	<b>350</b>
market sale	27	70	103	141	175
shared ownership	2	6	10	14	18
social/affordable rent	20	51	92	127	158
<b>Extra care housing (units)</b>	<b>30</b>	<b>57</b>	<b>85</b>	<b>112</b>	<b>136</b>
market sale	16	32	42	56	68
shared ownership	1	3	4	6	7
social/affordable rent	12	23	38	50	61
West Cumbria					
<b>Retirement/sheltered housing (units)</b>	<b>142</b>	<b>368</b>	<b>593</b>	<b>813</b>	<b>1,012</b>
market sale	78	202	297	406	506
shared ownership	7	18	30	41	51
social/affordable rent	57	147	267	366	456
<b>Extra care housing (units)</b>	<b>85</b>	<b>164</b>	<b>243</b>	<b>319</b>	<b>389</b>
market sale	47	90	121	160	194
shared ownership	4	8	12	16	19
social/affordable rent	34	65	109	144	175

Source: ONS 2021, Sub national population projections 2018 and HLIN

NB: Estimated additional need is not cumulative. Totals may not sum precisely due to rounding.

## Key Service Centre projections - estimates of future need for housing and accommodation for older people

A1.127 The estimated additional need for specialist housing for older people (retirement/sheltered housing and extra care housing) has been disaggregated by Cumberland's 14 key service centre areas.

A1.128 The population of each key service centre (KSC) was estimated by aggregating the populations of the sub-areas that fall within the defined KSC boundaries. The proportion of people aged 65 and over in each KSC, relative to the total 65+ population of Cumberland, was then used to distribute the overall estimated need for retirement/sheltered housing across the KSCs. Similarly, the proportion of people aged 75 and over in each KSC was applied to allocate the estimated need for extra care housing by KSC area.

A1.129 The disaggregated estimated need for retirement/sheltered housing and extra care housing by key service centre is given in the below table.

Table 42. Disaggregated estimated need for retirement/sheltered housing and extra care housing by key service centre to 2044

Housing / accommodation type	Estimated need in 2024	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039	Estimated need by 2044
<b>Carlisle</b>					
<b>Retirement/sheltered housing (units)</b>	<b>119</b>	<b>310</b>	<b>500</b>	<b>684</b>	<b>853</b>
market sale	66	170	250	342	426
shared ownership	6	15	25	34	43
social/affordable rent	48	124	225	308	384
<b>Extra care housing (units)</b>	<b>73</b>	<b>141</b>	<b>209</b>	<b>276</b>	<b>336</b>
market sale	40	78	105	138	168
shared ownership	4	7	10	14	17
social/affordable rent	29	57	94	124	151
<b>Cockermouth</b>					
<b>Retirement/sheltered housing (units)</b>	<b>22</b>	<b>57</b>	<b>92</b>	<b>126</b>	<b>156</b>
market sale	12	31	46	63	78
shared ownership	1	3	5	6	8
social/affordable rent	9	23	41	57	70
<b>Extra care housing (units)</b>	<b>13</b>	<b>26</b>	<b>38</b>	<b>50</b>	<b>61</b>
market sale	7	14	19	25	31
shared ownership	1	1	2	3	3
social/affordable rent	5	10	17	23	28
<b>Keswick</b>					
<b>Retirement/sheltered housing (units)</b>	<b>31</b>	<b>80</b>	<b>129</b>	<b>177</b>	<b>220</b>
market sale	17	44	65	88	110
shared ownership	2	4	6	9	11
social/affordable rent	12	32	58	80	99
<b>Extra care housing (units)</b>	<b>19</b>	<b>36</b>	<b>54</b>	<b>71</b>	<b>86</b>
market sale	10	20	27	35	43
shared ownership	1	2	3	4	4

social/affordable rent	8	15	24	32	39
Millom					
<b>Retirement/sheltered housing (units)</b>	<b>11</b>	<b>30</b>	<b>48</b>	<b>66</b>	<b>82</b>
market sale	6	16	24	33	41
shared ownership	1	1	2	3	4
social/affordable rent	5	12	22	30	37
<b>Extra care housing (units)</b>	<b>7</b>	<b>13</b>	<b>20</b>	<b>26</b>	<b>32</b>
market sale	4	7	10	13	16
shared ownership	0	1	1	1	2
social/affordable rent	3	5	9	12	14
Brampton					
<b>Retirement/sheltered housing (units)</b>	<b>18</b>	<b>46</b>	<b>75</b>	<b>103</b>	<b>128</b>
market sale	10	26	37	51	64
shared ownership	1	2	4	5	6
social/affordable rent	7	19	34	46	58
<b>Extra care housing (units)</b>	<b>11</b>	<b>21</b>	<b>31</b>	<b>41</b>	<b>50</b>
market sale	6	12	16	20	25
shared ownership	1	1	2	2	2
social/affordable rent	4	8	14	18	22
Longtown					
<b>Retirement/sheltered housing (units)</b>	<b>16</b>	<b>42</b>	<b>68</b>	<b>94</b>	<b>117</b>
market sale	9	23	34	47	58
shared ownership	1	2	3	5	6
social/affordable rent	7	17	31	42	53
<b>Extra care housing (units)</b>	<b>10</b>	<b>19</b>	<b>28</b>	<b>37</b>	<b>45</b>
market sale	5	11	14	19	23
shared ownership	0	1	1	2	2
social/affordable rent	4	8	13	17	20
Aspatria					
<b>Retirement/sheltered housing (units)</b>	<b>13</b>	<b>34</b>	<b>54</b>	<b>75</b>	<b>93</b>
market sale	7	19	27	37	46
shared ownership	1	2	3	4	5
social/affordable rent	5	13	24	34	42
<b>Extra care housing (units)</b>	<b>8</b>	<b>15</b>	<b>23</b>	<b>30</b>	<b>36</b>
market sale	4	8	11	15	18
shared ownership	0	1	1	1	2
social/affordable rent	3	6	10	13	16
Wigton					
<b>Retirement/sheltered housing (units)</b>	<b>22</b>	<b>56</b>	<b>91</b>	<b>124</b>	<b>154</b>
market sale	12	31	45	62	77
shared ownership	1	3	5	6	8
social/affordable rent	9	22	41	56	69



<b>Extra care housing (units)</b>	<b>13</b>	<b>25</b>	<b>37</b>	<b>49</b>	<b>60</b>
market sale	7	14	19	25	30
shared ownership	1	1	2	2	3
social/affordable rent	5	10	17	22	27
<b>Silloth</b>					
<b>Retirement/sheltered housing (units)</b>	<b>14</b>	<b>37</b>	<b>60</b>	<b>83</b>	<b>103</b>
market sale	8	21	30	41	51
shared ownership	1	2	3	4	5
social/affordable rent	6	15	27	37	46
<b>Extra care housing (units)</b>	<b>9</b>	<b>17</b>	<b>25</b>	<b>33</b>	<b>40</b>
market sale	5	9	12	16	20
shared ownership	0	1	1	2	2
social/affordable rent	3	7	11	15	18
<b>Maryport</b>					
<b>Retirement/sheltered housing (units)</b>	<b>22</b>	<b>58</b>	<b>94</b>	<b>128</b>	<b>160</b>
market sale	12	32	47	64	80
shared ownership	1	3	5	6	8
social/affordable rent	9	23	42	58	72
<b>Extra care housing (units)</b>	<b>13</b>	<b>26</b>	<b>38</b>	<b>50</b>	<b>61</b>
market sale	7	14	19	25	31
shared ownership	1	1	2	3	3
social/affordable rent	5	10	17	23	28
<b>Workington</b>					
<b>Retirement/sheltered housing (units)</b>	<b>48</b>	<b>124</b>	<b>201</b>	<b>275</b>	<b>342</b>
market sale	26	68	100	137	171
shared ownership	2	6	10	14	17
social/affordable rent	19	50	90	124	154
<b>Extra care housing (units)</b>	<b>29</b>	<b>55</b>	<b>82</b>	<b>108</b>	<b>132</b>
market sale	16	30	41	54	66
shared ownership	1	3	4	5	7
social/affordable rent	11	22	37	49	59
<b>Whitehaven</b>					
<b>Retirement/sheltered housing (units)</b>	<b>43</b>	<b>112</b>	<b>181</b>	<b>247</b>	<b>308</b>
market sale	24	62	90	124	154
shared ownership	2	6	9	12	15
social/affordable rent	17	45	81	111	139
<b>Extra care housing (units)</b>	<b>26</b>	<b>50</b>	<b>74</b>	<b>97</b>	<b>118</b>
market sale	14	27	37	49	59
shared ownership	1	2	4	5	6
social/affordable rent	10	20	33	44	53
<b>Egremont</b>					
<b>Retirement/sheltered housing (units)</b>	<b>14</b>	<b>36</b>	<b>58</b>	<b>79</b>	<b>99</b>

market sale	8	20	29	40	49
shared ownership	1	2	3	4	5
social/affordable rent	6	14	26	36	44
<b>Extra care housing (units)</b>	<b>8</b>	<b>16</b>	<b>24</b>	<b>31</b>	<b>38</b>
market sale	5	9	12	16	19
shared ownership	0	1	1	2	2
social/affordable rent	3	6	11	14	17
<b>Cleator Moor</b>					
<b>Retirement/sheltered housing (units)</b>	<b>14</b>	<b>37</b>	<b>61</b>	<b>83</b>	<b>103</b>
market sale	8	21	30	41	52
shared ownership	1	2	3	4	5
social/affordable rent	6	15	27	37	46
<b>Extra care housing (units)</b>	<b>9</b>	<b>17</b>	<b>25</b>	<b>33</b>	<b>40</b>
market sale	5	9	12	16	20
shared ownership	0	1	1	2	2
social/affordable rent	3	7	11	15	18

Source: ONS 2021, Sub national population projections 2018 and HLIN

Estimated additional need is non cumulative. Totals may not sum precisely due to rounding.

## Parish projections - estimates of future need for housing and accommodation for older people

A1.130 The estimated additional need for specialist housing for older people (retirement/sheltered housing and extra care housing) has been disaggregated by Cumberland's parishes.

A1.131 The population of each parish is estimated using parish level population data of the 65+ population and 75+ population based on the ONS 2021 census<sup>19</sup> and projected using the 2018-based SNPP<sup>20</sup>. However, data is unavailable for two parishes (Wythop and Carlatten), and there are also unparished areas in Carlisle that require separate estimation.

A1.132 To estimate the 65+ population for the two missing parishes and the Carlisle Unparished Area, the total known population is identified and calculated the shortfall. Based on available data, Wythop's total population is likely below 100, and Carlatten's is around 150, according to the 2001 ONS Census. Given their small populations, the combined 65+ population and 75+ population in these two parishes is minimal. The 65+ and 75+ proportion for these parishes was estimated accordingly, with the remaining unaccounted population allocated to the Carlisle Unparished Area, assuming it contains the majority of the missing 65+ and 75+ residents.

<sup>19</sup> ONS 2021 census - P01: Usual resident population by sex, local authorities in England and Wales

<sup>20</sup> ONS 2018-based subnational principal population projections for local authorities and higher administrative areas in England

A1.133 For retirement/sheltered housing, the geographic spread of the 65+ population has been used based on the ONS 2021 census<sup>21</sup> and for extra care housing, the geographic spread of the 75+ population has been used and projected using the 2018-based SNPP<sup>22</sup>.

A1.134 The total estimated housing need for Cumberland has been disaggregated to the parishes using the proportion of each parish to Cumberland (65+ population proportion for retirement/sheltered housing and 75+ proportion for extra care housing)

A1.135 The disaggregated estimated need for retirement/sheltered housing and extra care housing by parishes is given in the below table.

Table 43. Disaggregated estimated need for retirement/sheltered housing by parish

Parish	Retirement/sheltered housing				
	2024	2029	2034	2039	2044
Above Derwent	2	6	10	13	17
Aikton	1	2	3	4	5
Allhallows	1	2	3	4	6
Allonby	1	2	3	5	6
Arlecdon and Frizington	5	13	21	29	36
Arthuret	4	10	17	23	29
Askerton	0	1	1	1	1
Aspatria	4	11	18	24	30
Bassenthwaite	1	2	4	5	6
Beaumont	1	2	3	4	5
Beckermest	2	6	10	14	17
Bewaldeth and Snittlegarth	0	0	0	1	1
Bewcastle	1	2	3	4	5
Blennerhasset and Torpenhow	1	2	3	4	5
Blindbothel	0	1	1	2	2
Blindcrake	1	2	3	4	5
Boltons	1	3	4	6	7
Bootle	1	3	5	7	9
Borrowdale	0	1	2	3	3
Bothel and Threapland	1	2	4	5	6
Bowness	2	6	9	12	15
Brampton	8	22	35	48	60
Bridekirk	1	3	5	7	8
Brigham	1	4	6	8	10
Bromfield	1	2	4	5	6
Broughton	3	7	11	15	19
Broughton Moor	1	3	4	6	7
Burgh by Sands	2	6	9	12	15
Burtholme	0	1	1	2	2

<sup>21</sup> ONS 2021 census - P01: Usual resident population by sex, local authorities in England and Wales

<sup>22</sup> ONS 2018-based subnational principal population projections for local authorities and higher administrative areas in England

Parish	Retirement/sheltered housing				
	2024	2029	2034	2039	2044
Buttermere	0	1	1	1	1
Caldbeck	2	4	7	9	11
Camerton	0	1	1	2	2
Carlton	0	0	0	0	0
Castle Carrock	1	2	2	3	4
Cleator Moor	9	23	37	51	64
Cockermouth	16	41	66	91	113
Crosscanonby	2	5	8	11	13
Cummersdale	1	3	5	7	8
Cumrew	0	0	1	1	1
Cumwhitton	1	2	3	4	4
Dalston	6	15	23	32	40
Dean	2	5	9	12	15
Dearham	3	9	14	19	23
Distington	4	10	16	21	27
Drigg and Carleton	1	2	4	5	7
Dundraw	0	1	1	1	2
Egremont	11	29	47	64	80
Embleton	1	2	3	4	5
Ennerdale and Kinniside	1	1	2	3	4
Eskdale	0	1	2	3	3
Farlam	1	3	5	6	8
Gilcrux	0	1	2	3	4
Gosforth	3	7	12	16	20
Great Clifton	2	4	7	10	12
Greysouthen	1	3	5	6	8
Haile	1	2	2	3	4
Hayton	4	11	19	25	32
Hayton and Mealo	0	1	2	3	3
Hethersgill	1	1	2	3	4
Holme Abbey	1	3	5	6	8
Holme East Waver	1	2	3	4	5
Holme Low	1	3	5	6	8
Holme St Cuthbert	1	2	3	4	5
Ireby and Uldale	1	2	3	4	5
Irthington	1	3	5	7	9
Irton with Santon	1	1	2	3	4
Keswick	9	23	37	51	64
Kingmoor	1	3	4	6	7
Kingwater	0	1	1	2	2
Kirkandrews	1	2	3	4	5
Kirkbampton	1	2	4	5	6
Kirkbride	1	2	4	5	6
Kirklington Middle	1	2	3	4	5

Parish	Retirement/sheltered housing				
	2024	2029	2034	2039	2044
Lamplugh	1	3	5	6	8
Little Clifton	1	1	2	3	4
Lorton	1	1	2	3	4
Lowca	1	2	4	5	7
Loweswater	0	1	2	2	3
Lowside Quarter	1	3	6	8	9
Maryport	16	42	68	93	116
Midgeholme	0	0	1	1	1
Millom	11	29	47	64	80
Millom Without	1	4	6	8	10
Moresby	2	6	10	14	18
Muncaster	1	1	2	3	4
Nether Denton	0	1	2	3	3
Nicholforest	1	2	3	4	5
Orton	1	2	3	4	5
Oughterside and Allerby	1	3	4	6	7
Papcastle	1	2	4	5	6
Parton	1	3	5	7	8
Plumbland	1	1	2	3	4
Ponsonby	1	1	2	3	4
Rockcliffe	1	4	6	8	10
Scaleby	1	1	2	3	4
Seascale	3	8	13	17	21
Seaton	8	20	33	45	56
Sebergham	1	2	2	3	4
Setmurthy	0	0	1	1	1
Silloth-on-Solway	6	15	24	33	41
Solport	0	1	1	1	2
St Cuthbert Without	6	16	25	34	43
St John's Castlerigg and Wythburn	1	2	3	4	4
St. Bees	3	7	12	16	20
Stanwix Rural	5	14	23	31	39
Stapleton	0	1	1	2	2
Thursby	2	6	10	13	16
Ulpha	0	1	1	2	2
Underskiddaw	1	1	2	3	4
Upper Denton	0	0	1	1	1
Waberthwaite	0	1	2	2	3
Walton	0	1	2	3	3
Wasdale	0	0	1	1	1
Waterhead	0	0	0	1	1
Waverton	1	2	3	4	5
Weddicar	1	2	3	4	5
Westlinton	1	2	3	4	5

Parish	Retirement/sheltered housing				
	2024	2029	2034	2039	2044
Westnewton	0	1	2	2	3
Westward	1	4	6	8	10
Wetheral	12	30	49	67	83
Whicham	1	3	4	6	7
Whitehaven	33	85	137	188	234
Wigton	10	25	41	56	69
Winscales	1	1	2	3	4
Woodside	1	2	3	4	6
Workington	34	89	144	197	245
Wythop	0	0	0	0	0
Carlisle, unparished area	91	236	381	522	650
<b>Total</b>	<b>408</b>	<b>1,060</b>	<b>1,711</b>	<b>2,343</b>	<b>2,918</b>

Source: ONS 2021, SNPP 2018, Cumberland Council and HLIN

NB: Estimated additional need is not cumulative. Totals may not sum precisely due to rounding.

Table 44. Disaggregated estimated need for extra care housing by parish

Parish	Extra Care Housing				
	2024	2029	2034	2039	2044
Above Derwent	1	3	4	5	7
Aikton	0	1	1	1	2
Allhallows	2	3	4	6	7
Allonby	0	1	1	1	2
Arlecdon and Frizington	2	4	7	9	11
Arthuret	2	4	6	8	10
Askerton	0	0	0	0	0
Aspatria	3	5	8	10	12
Bassenthwaite	0	1	1	2	2
Beaumont	0	1	1	2	2
Beckermest	1	3	4	5	6
Bewaldeth and Snittlegarth	0	0	0	0	0
Bewcastle	0	1	1	1	1
Blennerhasset and Torpenhow	0	1	1	1	1
Blindbothel	0	1	1	2	2
Blindcrake	0	1	1	1	1
Boltons	1	1	2	2	3
Bootle	1	1	2	3	3
Borrowdale	0	1	1	1	1
Bothel and Threapland	0	1	1	2	2
Bowness	1	2	3	4	5
Brampton	5	9	13	17	21
Bridekirk	1	1	2	2	2
Brigham	1	1	2	2	3
Bromfield	0	1	1	2	2
Broughton	5	9	13	18	21

Parish	Extra Care Housing				
	2024	2029	2034	2039	2044
Broughton Moor	1	1	2	2	3
Burgh by Sands	1	2	3	4	5
Burtholme	0	0	0	1	1
Buttermere	0	0	0	0	0
Caldbeck	1	2	3	4	5
Camerton	0	1	1	2	2
Carlatton	0	0	0	0	0
Castle Carrock	0	1	1	1	2
Cleator Moor	5	10	14	19	23
Cockermouth	9	18	27	35	43
Crosscanonby	1	2	3	4	5
Cummersdale	1	1	2	2	3
Cumrew	0	0	0	0	0
Cumwhitton	0	1	1	1	1
Dalston	3	6	9	12	15
Dean	1	2	3	4	4
Dearham	2	3	5	6	8
Distington	2	4	6	8	9
Drigg and Carleton	1	1	1	2	2
Dundraw	0	0	0	0	1
Egremont	6	12	17	23	28
Embleton	0	1	1	1	1
Ennerdale and Kinniside	0	0	0	0	1
Eskdale	0	1	1	1	1
Farlam	1	1	1	2	2
Gilcrux	0	0	1	1	1
Gosforth	2	4	6	7	9
Great Clifton	1	2	3	4	4
Greysouthen	1	1	2	2	3
Haile	0	1	1	2	2
Hayton	0	1	1	2	2
Hayton and Mealo	0	0	0	1	1
Hethersgill	0	1	1	1	1
Holme Abbey	1	1	2	2	3
Holme East Waver	0	1	1	1	2
Holme Low	1	1	1	2	2
Holme St Cuthbert	0	1	1	2	2
Ireby and Uldale	0	1	1	2	2
Irthington	1	1	2	3	3
Irton with Santon	0	0	1	1	1
Keswick	5	11	16	21	25
Kingmoor	0	1	1	2	2
Kingwater	0	0	1	1	1
Kirkandrews	0	1	1	1	2

Parish	Extra Care Housing				
	2024	2029	2034	2039	2044
Kirkbampton	0	1	1	1	2
Kirkbride	0	1	1	2	2
Kirklington Middle	0	1	1	1	1
Lamplugh	1	1	2	2	3
Little Clifton	0	1	1	1	1
Lorton	0	1	1	1	1
Lowca	0	1	1	2	2
Loweswater	0	0	0	0	0
Lowside Quarter	1	1	2	2	3
Maryport	9	18	26	34	42
Midgeholme	0	0	0	0	0
Millom	6	11	17	22	27
Millom Without	1	2	2	3	4
Moresby	1	3	4	5	7
Muncaster	0	0	1	1	1
Nether Denton	0	1	1	1	1
Nicholforest	1	1	2	2	3
Orton	0	1	1	1	1
Oughterside and Allerby	1	1	2	3	3
Papcastle	0	1	1	2	2
Parton	1	1	2	2	2
Plumbland	0	1	1	1	1
Ponsonby	0	0	1	1	1
Rockcliffe	1	1	2	2	3
Scaleby	0	1	1	1	1
Seascale	2	4	5	7	9
Seaton	0	1	1	2	2
Sebergham	0	1	1	1	1
Setmurthy	0	0	0	1	1
Silloth-on-Solway	3	6	10	13	15
Solport	0	0	0	0	1
St Cuthbert Without	3	6	9	12	14
St John's Castlerigg and Wythburn	0	1	1	1	2
St. Bees	1	3	4	5	6
Stanwix Rural	4	7	10	13	16
Stapleton	0	0	1	1	1
Thursby	1	2	3	4	5
Ulpha	0	0	0	1	1
Underskiddaw	0	1	1	2	2
Upper Denton	0	0	0	0	0
Waberthwaite	0	0	1	1	1
Walton	4	7	10	14	16
Wasdale	0	0	0	0	0
Waterhead	0	0	0	0	0



Parish	Extra Care Housing				
	2024	2029	2034	2039	2044
Waverton	0	1	1	1	2
Weddicar	0	0	1	1	1
Westlinton	0	1	1	1	2
Westnewton	0	0	1	1	1
Westward	1	2	2	3	4
Wetheral	6	12	18	24	29
Whicham	0	1	1	2	2
Whitehaven	18	34	50	66	81
Wigton	6	11	16	21	26
Winscales	0	1	1	2	2
Woodside	0	1	1	1	2
Workington	18	35	52	68	83
Wythop	0	0	0	0	0
Carlisle, unparished area	72	139	206	271	330
<b>Total</b>	<b>247</b>	<b>478</b>	<b>708</b>	<b>932</b>	<b>1,135</b>

Source: ONS 2021, SNPP 2018, Cumberland Council and HLIN

NB: Estimated additional need is not cumulative. Totals may not sum precisely due to rounding.

### Estimation of need for future care home capacity in Cumberland for older people

A1.136 A range of evidence and data has been reviewed and used to produce reasonable and realistic estimates of future need for care home provision in Cumberland over the next 20 years.

A1.137 Evidence reviewed includes:

- Current supply of care home bed capacity in Cumberland. Supply data has been taken as per the information by council. 'Supply' is defined as the maximum capacity of care home beds, excluding unavailable vacancies.
- Evidence from local stakeholders knowledgeable about the care home market in Cumberland.
- Evidence from the most recent ONS census in relation to the proportion of older people (65+) living in care homes in England.
- Evidence from local NHS capacity tracker data in relation to actual occupancy levels in care homes in Cumberland.

A1.138 The method used for assessing future need for care home bed capacity is:

- Utilising data in relation to the current percentage of people aged 65+ usually residing in care homes drawn from the ONS 2021 census.<sup>23</sup>
- Disaggregate the data on people residing in care homes by the following cohorts: 65-74 years; 75-84 years; 85+ years.

<sup>23</sup> ONS 2021;

<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/ageing/articles/olderpeoplelivingincarehomesin2021andchangelssince2011/2023-10-09>

- Apply this evidence of the percentage of older people from these cohorts living in care homes to the projected population for these cohorts in Cumberland over the next 20 years to 2044.
- Make adjustments to estimates of need localised to Cumberland:
  - Check initial estimates of need for residential care beds and nursing care beds in relation to evidence from local NHS capacity tracker data in relation to actual occupancy levels in care homes in Cumberland.
  - Based on evidence with local commissioners, it is assumed that the future need for care home beds, reflecting local experience and evidence of need, will be c.72% for residential care home beds and c.28% are required as nursing care home beds. A gradual shift in distribution is assumed, leading to a modest change by 2044, where the proportion adjusts to 64% residential and 36% nursing. This transition is applied incrementally across the forecast years 2029, 2034, and 2039 to reflect a proportionate change over time
  - An assumption of the need for 'spare capacity' of +5% has been made to allow for demand 'spikes'
  - No assumption has been used for placements from other local authorities
- Based on the evidence from the local commissioners, the estimated future disaggregation of care home bed need is assumed to be 53% general residential care and 47% residential dementia care, while nursing care is split into 45% general nursing care and 55% nursing dementia care.

A1.139 These estimates of need/utilisation for care home beds, draw on the current baseline of 'supply' (maximum capacity less unavailable vacancies), assuming there are no changes in operational behaviour/practice and/or commissioning priorities. Future changes in operational practice and/or commissioning priorities may require a review of these estimates

A1.140 In cases where initial estimates indicate an oversupply of care home beds, residential care in 2024, 2029, and 2034, and nursing care in 2024 and 2029, the market is assumed to be in equilibrium. This assumption is based on evidence from the Care Home Capacity Tracker, which shows a bed utilisation rate of 85–90% or higher, indicating a stable demand for available beds.

A1.141 Estimated need for care home bed provision in Cumberland to 2044 based on this method is set out below. Table 45 **Error! Reference source not found.** shows the current percentage of people aged 65+ usually residing in care homes drawn from the ONS 2021 census.

Table 45. Population aged 65+ usually residing in a care home (England)

Population cohort	Percentage usually residing in a care home
65-74 years	0.63%
75-84 years	2.38%
85+ years	11.07%

Derived from ONS 2021<sup>24</sup>

A1.142 **Error! Reference source not found.** Table 46 shows the projected population for the following cohorts: 65-74 years; 75-84 years; 85+ years in Cumberland to 2044.

Table 46. Projected population for Cumberland for 65+ population cohorts to 2044

Population cohort	2021	2024	2029	2034	2039	2044
Cumberland 65-74	34,700	34,424	37,683	40,257	38,857	39,663
Cumberland 75-84	20,700	23,523	25,081	25,695	28,619	30,644
Cumberland 85+	7,900	8,527	9,648	11,894	12,874	14,163

Source: ONS 2021 and 2018 sub national population projections

NB: Totals may not sum precisely due to rounding.

A1.143 Table 47**Error! Reference source not found.** shows initial estimated need for care home beds by applying the evidence of the percentage of older people from these cohorts usually residents in care homes (from Table 45**Error! Reference source not found.**) to the projected population for these cohorts in Cumberland over the next 20 years to 2044 (from Table 46). This produces initial estimates of need for care home beds in Cumberland to 2044 as shown in Table 47.

Table 47. Overall estimated need for care home beds in Cumberland to 2044 (beds)

Population cohort	2024	2029	2034	2039	2044
65-75 years	217	237	254	245	250
75-84 years	560	597	612	681	729
85+ years	944	1,068	1,317	1,425	1,568
<b>Total</b>	<b>1,721</b>	<b>1,902</b>	<b>2,182</b>	<b>2,351</b>	<b>2,547</b>

Source: Cumberland Council and HLIN

NB: Totals may not sum precisely due to rounding.

A1.144 The overall estimated need for care home beds in Table 47 is distributed between residential and nursing care (Table 49Table 59) based on the table below.

Table 48. Anticipated distribution of care home bed estimates across the years

Year	Residential care beds	Nursing care beds
2024	72%	28%
2029	70%	30%
2034	68%	32%
2039	66%	34%
2044	64%	36%

Source: Cumberland Council

<sup>24</sup><https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/ageing/articles/olderpeoplelivingincarehomesin2021andchangessince2011/2023-10-09>

Table 49. Estimated need for care home beds for residential and nursing care homes

Type	2024	2029	2034	2039	2044
Residential care	1,239	1,332	1,484	1,552	1,630
Nursing care	482	533	698	799	917
<b>Total</b>	<b>1,721</b>	<b>1,902</b>	<b>2,182</b>	<b>2,351</b>	<b>2,547</b>

Source: Cumberland Council and HLIN

NB: Estimated additional need is not cumulative. Totals may not sum precisely due to rounding.

A1.145 Table 50 and Table 51 shows the effect of netting off from estimates of future need (from Table 49), the current supply of care home beds for residential care (1,473 beds) and nursing care (742 beds). This is then checked against and adjusted (if applicable) in relation to evidence from local NHS capacity tracker data and triangulated with local knowledge and expertise in relation to actual occupancy levels in care homes in Cumberland.

Table 50. Adjusted estimated need for residential care home beds in Cumberland to 2044

Year	Gross estimated care home bed need/utilisation	Maximum capacity less unavailable vacancies	Overall estimated care home bed need/utilisation (net of maximum capacity less unavailable vacancies )	Adjust for +5% spare capacity	Adjustment for care home capacity tracker evidence	Total adjusted estimated care home bed need/utilisation	Net estimated need/utilisation for care home beds	Net estimated need/utilisation for care home beds (general)	Net estimated need/utilisation for care home beds (dementia)
2024	1,239	1,473	- 234	62	172	1,473	<b>0</b>	0	0
2029	1,332	1,473	- 141	67	118	1,516	<b>43</b>	23	20
2034	1,484	1,473	11	74	29	1,587	<b>114</b>	61	54
2039	1,552	1,473	79	78	-	1,629	<b>156</b>	83	73
2044	1,630	1,473	157	82	-	1,712	<b>239</b>	126	112

Source: Cumberland Council and HLIN

NB: The supply figures in this model differ from those in Table 34, as supply here is defined as the maximum capacity of care home beds, excluding unavailable vacancies. Estimated need is not cumulative

Table 51. Adjusted estimated need for nursing care home beds in Cumberland to 2044

Year	Gross estimated care home bed need/utilisation	Maximum capacity less unavailable vacancies	Overall estimated care home bed need/utilisation (net of maximum capacity less unavailable vacancies )	Adjust for +5% spare capacity	Adjustment for care home capacity tracker evidence	Total adjusted estimated care home bed need/utilisation	Net estimated need/utilisation for care home beds	Net estimated need/utilisation for care home beds (general)	Net estimated need/utilisation for care home beds (dementia)
2024	482	583	- 101	24	77	583	0	0	0
2029	533	583	-50	27	77	636	53	24	29
2034	698	583	115	35	-	733	150	68	83
2039	799	583	216	40	-	839	256	115	141
2044	917	583	334	46	-	963	380	171	209

Source: Cumberland Council and HLIN

NB: The supply figures in this model differ from those in Table 34, as supply here is defined as the maximum capacity of care home beds, excluding unavailable vacancies. Estimated need is not cumulative

A1.146 In summary the assessment of need for care home bed capacity in Cumberland shows that:

- By 2034, there is estimated need for an additional c.150 nursing care beds and c.145 residential care beds.
- By 2044, there is estimated need for an additional c.380 nursing care beds and c.240 residential care beds.

A1.147 Estimation of need for care home beds for older people by sub area is done by following the methodology shown in A1.123 to **Error! Reference source not found.** taking 65+ population and supply of residential and nursing care .

A1.148 Table 52 shows the disaggregated care home beds need by sub area and Table 53 by key service centres for residential and nursing care home beds respectively.

Table 52. Estimated need for residential and nursing care home beds in Cumberland by sub area to 2034 and 2044

Sub area	Residential care beds			Nursing care beds		
	Current supply	Estimated need by 2034	Estimated need by 2044	Current supply	Estimated need by 2034	Estimated need by 2044
Carlisle	269	33	69	264	44	111
Lakeland Fringe	68	6	13	60	8	20
LDNP - North Lakes (West)	244	5	10	32	6	15
LDNP - West Lakes	41	4	8	26	5	14
Millom	59	3	7	0	4	11
Rural Carlisle	76	10	20	0	13	32
Solway Coast to Lakes	135	14	29	15	18	45
West Cumbria	581	40	83	186	52	132
Cumberland	1,473	114	239	583	150	380

Source: Cumberland Council and HLIN

NB: The supply figures in this model differ from those in Table 34, as supply here is defined as the maximum capacity of care home beds, excluding unavailable vacancies. Estimated need is not cumulative. Totals may not sum precisely due to rounding.

Table 53. Estimated need for residential and nursing care home beds in Cumberland by key service centres to 2034 and 2044

Key service centres	Residential care beds			Nursing care beds		
	Current supply	Estimated need by 2034	Estimated need by 2044	Current supply	Estimated need by 2034	Estimated need by 2044
Carlisle	269	33	70	264	44	111
Cockermouth	68	6	13	60	8	20
Keswick	41	9	18	26	11	29
Millom	59	3	7	0	4	11
Brampton	50	5	10	0	7	17
Longtown	26	5	10	0	6	15
Aspatria	15	4	8	0	5	12
Wigton	26	6	13	0	8	20
Silloth	94	4	8	15	5	13
Maryport	124	6	13	50	8	21
Workington	264	13	28	54	18	45
Whitehaven	138	12	25	82	16	40
Egremont	0	4	8	0	5	13
Cleator Moor	55	4	8	0	5	13
Cumberland	1,473	114	239	583	150	380

Source: Cumberland Council and HLIN

NB: The supply figures in this model differ from those in Table 34, as supply here is defined as the maximum capacity of care home beds, excluding unavailable vacancies. Estimated is not cumulative. Totals may not sum precisely due to rounding.

## The characteristics of aspirational homes for older people

### Care-ready housing

A1.149 Care ready housing typically means that a home is capable of adaptation over time to meet changing needs including space for aids and adaptations. Through good design homes can be built to be better suited to possible future requirements such as the need to have an over-night carer, storage for mobility scooters and space to retain independence.

A1.150 'Care-ready' elements can be applied across multiple housing types. Below is an example of care ready application in 'specialist' housing for older people.

#### **Bruyn's Court, Thurrock (Thurrock Council)**

Bruyn's Court<sup>25</sup> in Thurrock has 25 flats, all of which are flexibly designed to adapt to meet the changing needs of residents as they grow older. The scheme does not provide care and support services, but the aim of the scheme is to radically improve the standard of living for older people in Thurrock, taking account of their social and physical needs, and encouraging social interaction and mutual support.



A1.151 'Care-ready' housing principles have also been applied to non-age designated housing creating mainstream flexible living spaces to suit residents' changing needs.

#### **+Homes, Igloo**

Igloo's +Homes 'care readiness' is demonstrated by its flexible and customisable build, meaning they can meet every occupier's individual needs during their lifetime. As well as being equipped with the infrastructure to provide smart and connected homes.

### Retirement/sheltered housing

A1.152 The term 'retirement housing' is used as a phrase to describe accommodation, provided by both social and private landlords/developers where there is an age-criteria but no access to care services onsite, but usually some degree of support service. The staffing tends to include a scheme manager who might be based on site or work across multiple sites. Technology is also provided to support independent living, but this can vary in style and functionality.

A1.153 In the social housing sector, the majority of 'retirement housing' consists of dated sheltered housing stock. Many social landlords are starting to address the fitness for purpose and future viability of this stock much of which was developed in the 1970s/80s and is not consistent with modern standards i.e. HAPPI or TAPPI. Most providers are relinquishing the 'sheltered' terminology in favour of more age-positive terminology, e.g. Retirement Housing, Independent Living, Later Living.

<sup>25</sup> <https://www.housinglin.org.uk/Topics/ECHScheme/search/Bruyns-Court/>

A1.154 A number of social housing providers have embarked on remodelling/redevelopment programmes which have modernised their sheltered schemes and created more accessible homes. These have been relatively cost-effective ways of revitalising schemes although it is not always possible to reach modern accessibility standards.

A1.155 Below are some examples of social housing providers that have successfully regenerated existing schemes and made them aspirational places to live.

**Paxfold House, Stanmore, Harrow,  
Northwest London (Greenhill Housing  
Association)**

In 2015, Greenhill Housing Association completed the refurbishment and extension of Paxfold House. Paxfold was a 'traditional' low-rise, sheltered housing scheme, built in 1979 and comprising 48 flats - 31 Studios and 17 one bedroom flats. A single storey building was demolished and replaced with a 3-storey building and new lounge, an additional 3-storey building was provided to the rear, extending into the wooded area behind



From conception to completion the extension took 3 years and included a land swap with the neighbouring Catholic Church to maximise the number of flats that could be built on the site.

The scheme now has 69 apartments, 41 of the original studio apartments and a further 28 new one-bed flats for older people over the age of 55. Of the new flats, 2 are built to full wheelchair standard with 26 flats built to Lifetime Homes standard.

'New' Paxfold was designed to meet the Code for Sustainable Homes (CFSH) level four, with enhanced ecological and energy efficiency measures including, improved high levels of insulation, solar panels on the roof and water-saving measures including a green roof.

The old building has also been updated with new windows, bathrooms, upgraded to wet rooms, and kitchens. The corridors and front doors have been decorated throughout giving a sense of consistency. There was considerable tenant liaison with the developer and architects across all stages from concept to completion.



### **Vic Johnson House, Mile End, London (Gateway Housing Association)**

The regeneration process created 32 new apartments and refurbished 24 existing apartments. Feasibility appraisals identified opportunities to extend the retained building at both ends with one of the principal objectives being to relocate the main entrance closer to the amenities on the Roman Road and in doing so



improve the access for residents. The entrance now includes a new communal hub for residents to socially interact, linking these areas with a south facing and regenerated communal garden. The decision to retain the majority of the existing building and retain residents in situ during construction provided significant challenges for the design team and construction process but was a strong sustainability option and on a social value level, allowed residents to stay on in their homes.

A1.156 Many housing providers are starting to consider what a contemporary version of Retirement/Sheltered housing looks like. Branded mainly as 'retirement housing' or 'independent living' it is focused on creating 'care-ready' housing. i.e., housing that adapts to an individuals' needs in later life. It provides a 'hotel style' look and feel that more closely resembles a more modern extra care scheme (but without the provision of onsite care). Where it has been designed well, adhering to HAPPI principles means it isn't obvious that the scheme is designated for older people.

### **Appleby Blue, Southwark, London (United St Saviours Charity)**

Appleby Blue is an innovative social housing development from United St Saviour's Charity (UStSC) that reimagines the almshouse concept for contemporary, inner-city living.

The development was completed in May 2023, and provides 57 homes for a total of 63 residents aged 65 or over in Southwark. Designed by Stirling Prizewinning architects, Witherford Watson Mann, the building provides a blueprint for future adult social housing projects for older persons. The building is designed to connect residents through its porous nature and welcoming floorplan, cultivating a strong sense of community and reducing loneliness.



The Appleby Blue community kitchen sits at the heart of the building, with UStSC running culinary based community projects with local

rganisations to foster intergenerational connectivity in Southwark and provide important upskilling opportunities for young people in the borough.

Appleby Blue occupies a site previously occupied by a care home, which had fallen into disrepair and was no longer fit for purpose. It is the off-site social housing provision funded by a private residential development 'Triptych', developed by JTRE in neighbouring Bankside. The development has been made possible through a partnership between the

freeholders London Borough of Southwark, and UStSC, who lease it and will manage it in perpetuity.

35% of the energy required to run Appleby Blue almshouse in Bermondsey is generated on site from photovoltaics on the roof. The building is passively ventilated, with common areas equipped with an automated system of opening vents.

### **Grace House, St John's Wood, London (Central & Cecil, a subsidiary of the Aster Group)**

Central & Cecil (C&C) is a not-for-profit housing provider which offers housing and care for over 55s in outstanding locations across London. Following a detailed co design process with residents, C&C announced a plan to demolish Dora House and construct a new and improved scheme on the site.

Built in the late 1960s, Dora House was a 204-home scheme including a large number of studios. It provided a home for residents for over 45 years, but it no longer met the needs or standards of accommodation that C&C residents deserve and was coming to the end of its useful life.

The new 'Grace House' development provides 170 stylish and affordable new units in an attractive location at the heart of St John's Wood. The homes are a mixture of one bedroom and two-bedroom apartments, larger than the mainly studio apartments in the old property, 'Dora House'. Residents were involved working with Ryder Architecture through all stages from 2014, and it was a resident competition that led to the new name 'Grace House'. The overall cost of the project was £55m.

The scheme was funded through a joint venture with the private developer Regal London who developed the northern portion of the site as for sale private residential facilitating the development of the southern position and Grace House as predominantly affordable housing. Both developments on the site were constructed and delivered by Regal's construction arm.



### **Extra care housing**

A1.157 Extra care housing is a type of specialist housing that has been in existence for approximately 20 years. The term extra care housing is typically used to describe developments that comprise self-contained homes with design features to support independence and the availability of care on-site. The terminology used by the social housing and private sector differs. Whilst social landlords tend to use the extra care housing terminology, private developers tend to avoid reference to 'extra care' and tend to use 'retirement living/village'. However, some social landlords have made the deliberate decision to refrain from using 'extra care' in favour of terms such as 'retirement living plus';

Housing LIN research with older people has shown that the term 'extra care' is off-putting and suggests a care home.

- A1.158 Extra care housing was originally built to accommodate an older customer with 'age-related needs', particularly as an alternative to residential care. In recent years, extra care housing across the UK has experienced a more diverse customer cohort as a result of increasing pressures for local authorities to find accommodation for older people with a range of support needs and well as an increase in older people living with dementia.

#### **Watergate Court, Gateshead (Home Group)**

Watergate Court is a new extra care scheme that opened in 2022. Providing a slightly larger scheme with 82 homes meant that Home Group could create a luxury feel which rivals private retirement housing providers.



In response to the increasing number of people living with dementia in Gateshead, Watergate Court also includes a dementia 'wing' which is designed to the same specification as the rest of the accommodation. The luxurious scheme design has encouraged several homeowners to rent as well as providing homes for social rent.

#### **Lime Tree House, Peckham, London (Housing 21)**

Lime Tree House is an Extra Care scheme in Peckham London. Residents have their own home, with access to communal facilities available to all residents, as well as on-site care whenever you need it. These properties are exclusively for those aged 55 and over with a care need, in Peckham.



#### **Havelock Place, North Tyneside (Northumberland Estates and Age UK)**

Havelock Place provides specialist housing for 40 people living with dementia or other cognitive impairment. The three-acre site includes 28 apartments for a mix of individuals and couples. There are two further two bungalows, specially designed to accommodate up to twelve individuals who may present more complex needs.

Each resident has access to a variety of high-standard communal areas that accommodate both social and private leisure activities and have access to staff who have received specialist dementia training. The scheme focuses on supporting those with





dementia; all residents have their own tenancy to maximise their financial independence, care and support tailored to individual need and provide homes for life.

The grounds are landscaped to encourage residents to regularly enjoy the outdoors which is greatly beneficial to their wellbeing.

### **Integrated housing and care**

A1.159 Full integration between housing and health refers to the coordinated and seamless collaboration between housing services and healthcare systems to improve the overall wellbeing of individuals. It involves aligning housing, health, and social care to create environments where residents' housing conditions support their health needs, and their healthcare is influenced by their living circumstances. This type of integration is particularly beneficial for populations where there is a greater need for care and support, including older adults, people with disabilities, or those with chronic health conditions.

A1.160 A fully integrated housing and health site is designed to combine housing, health, and wellbeing services in one location that deliberately work together to provide holistic care. The services and facilities deliberately target residents to promote their health and wellbeing such as by providing a GP service, pharmacy and other health, community and social services alongside or as part of the housing setting.

### **Oakfield, Swindon**

Oakfield is a new eco-friendly neighbourhood of 239 homes in Swindon that was completed this year (2022). It was developed by Nationwide Building Society who are based in Swindon, in partnership with Swindon Borough Council, Igloo and GreenSquareAccord. This was a new type of project for the Nationwide Building society who saw it as their role to provide an affordable response to the housing crisis in Swindon, an area with high levels of deprivation. 71 homes (30%) will be available as Affordable Rent and Shared Ownership through the housing association partner GreenSquareAccord. Spread throughout the neighbourhood, are apartments designated



to those aged 55+ and designed for a variety of accessibility needs. These sit alongside larger family homes so that people of all ages and life stages can live side by side.

### **St Thomas' Gardens, Stockport Homes Group**

St Thomas' Gardens, part of the Town Centre West regeneration, will create a multi-generational neighbourhood with affordable homes and a care facility on the former Shaw Heath hospital site, vacant for 20 years. It will include 67 affordable homes—54 apartments in new and refurbished buildings, and 13 new townhouses. Of these, 80% will be for shared ownership and 20% for social or affordable rent, with a mix of 1- to 3-bedroom units and two 5-bedroom multi-generational houses.



Additionally, the development will introduce The Academy of Living Well, a 70-bedroom intermediate care and dementia facility designed for transitional care and healthy aging, supporting needs like rehabilitation, respite, and dementia care. This facility will allow Stockport's older residents to regain independence in a supportive environment.

The site's eight existing buildings will be partly demolished, retained, or refurbished, with new housing built to HAPPI standards and The Academy designed to Passivhaus and BREEAM Excellent standards.

### **Ely Wellbeing Village, Cardiff City Council**

Cardiff City Council's Ageing Well Programme is dedicated to providing new housing options for older people. As part of its delivery programme to provide c.600 new homes across the city, it is redeveloping a former college and pub site in Ely as a 'Wellbeing Village'.

The Wellbeing Village will see 265 new homes built, with 107 1 & 2 bedroom apartments designated for older people designed to HAPPI principles. Decisions are still being made about whether the housing for older people will be provided as housing with or without care onsite but this will provide contemporary, accessible housing that is intended to encourage rightsizing.

As part of the aspiration towards integrated services, the Wellbeing Village will also include a GP surgery, pharmacy, community centre, council hub, respite centre and supported accommodation for adult services, as well as public gardens and café.

The intention behind integrating a variety of health and wellbeing services on the same site is to enable joined up working between services and a holistic service for residents and local people. As well as providing a neighbourhood that enables residents to live and age well.

### **Backworth Ageing Well Village, North Tyneside**



The Backworth Ageing Well Village is an innovative development aimed at supporting the needs of older adults through a unique blend of housing and care services. Situated in North Tyneside, the village will integrate affordable, age-appropriate housing with tailored healthcare and support services, promoting independence

while meeting the changing needs of its residents.

The village offers a mix of accommodation types, including accessible apartments and bungalows, specifically designed to support residents' mobility and safety. By co-locating these homes with onsite care services, Backworth Village will enable older adults to age in place. This approach is intended to help delay or prevent the need for long-term residential care, as residents receive support within the community.

At the heart of the village is a purpose-built wellbeing hub, where healthcare, social services, and community activities come together. The hub will provide essential services such as medical consultations, rehabilitation, and dementia support, as well as social spaces to foster community engagement.

### **Culturally competent housing and services**

A1.161 The majority of mainstream providers of older people's accommodation are not meeting the cultural needs of ethnic minority communities to help them 'age-well'.

A1.162 The evidence from the Housing LIN's research with older people from ethnic minorities indicates that a culturally competent sheltered housing should:

- Provide a staffing team that, as much as possible, reflects the ethnic diversity of the local population.
- Provide a staffing team that includes people who have experience of, or specific cultural and/or religious backgrounds themselves, that is similar to residents/potential residents.
- Connect to and be located near cultural and/or religious amenities.
- Consider cultural and/or religious diets.
- Ensure language and terminology used is culturally and/or religiously competent and reflects the housing and services offer.
- Ensure paid for care and support services are culturally and/or religiously competent.
- Celebrate cultural/religious celebrations.
- Provide culturally appropriate social activities.

A1.163 The examples below provide examples of culturally competent older persons housing.

### **Rupali Court, Birmingham (Housing 21)**

In 2021, Housing 21 launched their 'cohousing strategy' with the aim of providing ten cohousing schemes, in the West Midlands. People on low income and from marginalised communities are often excluded from cohousing communities, however Housing 21's plan is specifically to develop cohousing in areas of multiple deprivation, where 'at least 30% of the population are from ethnically diverse backgrounds.



Rupali Court in Birmingham is providing cohousing for the diverse community of Lozells including a group of mainly Bangladeshi women with Bengali as their main language who have been involved in the shape the design of the scheme with support from Legacy West Midlands and Triangle Architects. 'Rupali Court' which means 'silver' in Bengali and 'most beautiful' in Indian, reflects the positive connotations that silver has for older people in the Bengali community, alongside the character and spirit the completed scheme will encompass. Following feedback from prospective residents, Rupali Court will feature a large communal lounge and kitchen, enabling residents to cook and share meals. These spaces will serve as a hub for residents, promoting interaction, collaboration and a strong sense of community, helping to tackle social isolation. The scheme will also benefit from a multi-faith room and landscaped garden that will include an allotment for residents to grow their own produce and support the wider community's passion for sustainable living. Whilst this is not a refurbishment, it provides some learning for when considering the needs of ethnic minority communities.

### **Cherry Tree House, Leeds (Leeds Jewish Housing Association)**

Leeds Jewish Housing Association have developed a mixed-use site within the heart of the Jewish Community. The housing component comprises Cherry Tree House, a purpose-built 51 unit sheltered scheme for over 55s and Hillside, a 34-unit apartment block for which anyone is eligible.

The site also includes a community centre providing culturally sensitive services such as synagogue on site, café and restaurant and arts and culture. The sheltered apartments are connected to 130 existing properties to form the Marcia and Andrew Brown Retirement Village of 181 apartments for older people with secure access to the Ziff Community Centre.



### **Tonic@Bankhouse, London**

A community-led, not-for-profit organisation, focused on creating vibrant and inclusive urban LGBT+ affirming retirement communities. Bankhouse comprises of 84 affordable apartments over 14 floors. Tonic has purchased 19, 1 & 2-bedroom apartments on floors 11 to 14, with 125-year leases. They are now offering these for sale on a Shared Ownership basis. One Housing owns and manages all the rented apartments. Care Outlook provides the personal care and support services on-site, including the 24/7 emergency call system.



### **Technology to support independence**

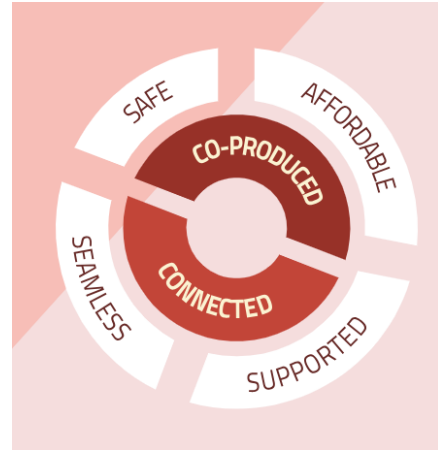
- A1.164 Social and private housing providers have been reviewing their technology offer in older persons' housing. For some, this is about 'getting ready' for the analogue to digital switch over in early 2027 and ensuring they have digital capabilities in place of their previous analogue telecare service. For others, this is also about providing a more extensive technology offer that supports independence and aims to provide a more 'enhanced' service to residents.
- A1.165 The Housing LIN's experience in relation to the approaches being taken and considered by social housing providers of sheltered and extra care housing and the market offer for technology to replace analogue technology in older person's housing indicates three broad options:
- (1) An approach that provides a digital upgrade to the current typical analogue telecare systems in sheltered housing. This is intended to meet the digital switchover requirements but is a typically more 'conservative' approach in terms of the breadth of functionality.
  - (2) An approach that provides a digital technology system that is typically different in terms of the 'kit' that the customer uses and the extent of functionality.
  - (3) An approach that sees the housing provider take a more active role in the delivery of digital technology services and provide a bespoke offer to its customers.



### **Technology for an Ageing Population: Panel for Innovation (TAPPI)**

In order to support older persons' housing providers to decide on the best approach to providing technology suited to the needs of older persons, the Housing LIN and the Technology Services Association, funded by the Dunhill Medical Trust established the Technology for our Ageing Population: Panel for Innovation (TAPPI) programme. It provides older persons' housing providers with a framework to follow when considering technologies that support older people to live independently at home, particularly in Retirement/Sheltered housing and extra care housing.

The TAPPI programme provided funding to six test-bed sites across the UK to establish the framework's principles when considering the technologies that suit older people across each of the sites. It enabled six sites to trial and test technologies with their residents to decide on the best approach for them. The TAPPI principles are in the picture above.



### **Housing 21/Appello (2)**

An example of a provider replacing its former analogue technology with a digital alternative, is Housing 21's partnership with Appello. They were the first specialist provider to go 'fully digital' across its Retirement Living and extra care housing portfolio following a partnership with Appello. Appello's Smart Living Solutions (SLS) is delivered across all housing types providing what is in effect a digital version of the previous analogue system with additional features that are intended to enhance residents' wellbeing. SLS provides a tablet in each apartment and reduces connection times to emergency monitoring response services to just 3 seconds compared to nearly 2 minutes with existing analogue telecare services. It also enables video/voice calling between residents and staff, video door entry and offers Wi-Fi hotspots for residents to connect to the internet from personal devices.

### **Blackwood Homes (3)**

An example of a housing provider taking an active and ambitious role in the delivery of technology in the home is Blackwood Homes. CleverCogs™ Digital System enables residents to access many of Blackwood's services online. It is a customisable system, each cog links to a new range of services like Care, Health, Local Information, Communication and Entertainment. As part of the wider Blackwood CleverCogs™ Offer, all tenants can have WiFi connectivity in their home, be offered a Blackwood tablet device, free digital skills training for all levels to get online with confidence and ease as well as the CleverCogs™ Digital System.

### **Bield Housing & Care (3)**

Bield Housing & Care are one of the largest providers of housing and support services for older people in Scotland. They received funding from the TAPPI project that enabled them to work with tenants to test different devices, apps, and systems across a variety of housing settings. Bield Response 24 (BR24) is their in-house digital alarm monitoring service which

operates 24 hours a day, 7 days a week, 365 days a year. Bield tenants were given shared responsibility, alongside staff, to co-produce digital services to support their independent living. This resulted in Anthropos being selected as their technology-enabled-care project partner. Using Anthropos, a Connected Care Platform that enables intelligent remote monitoring, means that the technology they provide will integrate with their BR24 systems to meet individuals' varying needs. Bield have used the TAPPI project to embed coproduction principles into their organisation.

## Technical Annexe 2: Supported and specialist housing and accommodation required for people with a learning disability and/or autistic people

Qualitative research: What people with learning disabilities and/or autistic people and other stakeholders say about the homes people want

### **Evidence from Housing LIN research with people with a learning disability and/or autistic people across the UK**

- A2.1 Evidence from engagement that the Housing LIN and Learning Disability England have undertaken throughout England with people with learning disabilities and Autistic people, and with voluntary organisations that support them, and recent research undertaken by York University, Bristol University, Learning Disability England and Housing LIN, in relation to the housing experiences and aspirations of people with learning disabilities and Autistic people, has identified the following key messages
- A2.2 There is a need for an increased range of good quality supported housing and accommodation for people with learning disabilities and/or Autistic people.
- A2.3 People with people with learning disabilities and/or Autistic people don't want to live in a care home; care homes are not seen as aspirational or places that enable independence.
- A2.4 The majority of people are seeking self-contained accommodation that enables them to live as independently as possible. For some people this may be a general needs property with an appropriate package of care/support, not necessarily supported housing.
- A2.5 Some people would prefer to live in shared accommodation; this often tends to be younger people where living with friends may be a preference and resembles the housing preference/experience of other young people their age living without a disability.
- A2.6 People are seeking to live close to amenities, shops, good public transport, GP surgeries etc, and may want areas where lower crime rates,
- A2.7 People are seeking support navigating the housing 'system', for example in relation to choice-based lettings systems to access general needs housing. Information needs to be 'learning disability friendly', for example, people are seeking easy-read tenancy agreements.
- A2.8 A range of housing options for people with varying levels of autism is needed. In many cases, people with autism will find mainstream housing suitable. Whilst others might require a 'light touch' version of supported housing.
- A2.9 Supported shared accommodation is not appropriate for people with a sole diagnosis of autism; people with a sole diagnosis of autism need accommodation that provides independence as their sensory and social

requirements make living in a shared accommodation challenging. People with a sole diagnosis of autism need properties that are adequately sound proofed.

A2.10 People with autism are seeking floating support that they can turn to 'just in case'. People may benefit from using the KeyRing type model of community support for Autistic people.

A2.11 Housing design for Autistic people should also consider:

- Locating residential buildings away from roadways with high provision of traffic, railway, airports, or busy commercial sites (sensory sensitivities).
- Locating residential buildings away from other buildings that allow residents to be constantly overlooked by neighbours or which allow residents to peer into neighbouring households.
- Locating residential buildings close to established and stable neighbourhoods, with access to shops, health centres etc.
- Group together residents with similar needs, lifestyles, routines and life-stages, wherever possible.
- A housing solution (in whatever form) should ideally not group more than 8 people together.

### **Evidence from Cumberland Council officers**

A2.12 There has been a very significant increase in education, health and care plans and mental health needs amongst young people with learning disabilities/autism. This means that there is likely to be significant growth in the number of young people becoming eligible for Adult Social Care at 18 years.

A2.13 As a consequence, the Council is experiencing increasing demand for supported living.

A2.14 This will include young people with a wide range of care and support needs.

A2.15 Officers highlighted that there is a gap in the market for people with lower levels of need. This means that people with lower levels of need are either not being supported or they are being 'stepped up' to live in supported living potentially with a higher support package than they may need.

A2.16 There is insufficient specialist supported housing. This means that the market has more control, and the Council can be less selective over the quality of housing being provided.

A2.17 The discussion highlighted that because the Council struggles to find sufficient specialist supported housing and care home provision in Cumberland, some residents are currently being placed out of county. Residents with the most complex needs are typically the people being placed outside Cumberland. They are not necessarily being placed in bordering counties.

A2.18 Some people are in 'dated' shared supported living schemes. These are typically not purpose built so are sometimes not suitable, for example, for people with increasing mobility or age-related needs.

A2.19 The discussions highlighted the challenges of Cumberland being a county with many smaller towns and rural areas. In relation to housing people with learning disabilities and autistic people, often the demand is for smaller supported housing schemes which are typically not appealing for developers, who are often looking to build larger schemes to benefit from economies of scale.

A2.20 There is a Shared Lives scheme in Cumberland which the Council is intending to expand.

**Evidence from Cumberland's Market Position Statement 2025-2029 (draft)**

A2.21 There is a gap in specialist residential services in many areas, which has led to some people moving out of area. The provision of these services has been more focused within the large key service centres of Carlisle and Workington.

A2.22 There is scope to explore utilising extra care for people with learning disabilities.

A2.23 There is a need for more supported living for people with a learning disability and current provision is mainly in Carlisle, there is a need for additional supported living in many other smaller areas.

A2.24 There is limited accommodation for people that also have sensory needs or physical disabilities.

**Evidence from care providers and supported housing providers in Cumberland**

A2.25 Fair Oak Housing Association is a small, specialist supported housing provider for autistic people and those with a learning disability. The discussion with Fair Oak highlighted the following.

A2.26 People with learning disabilities and organisations that support them want to be more involved in decisions about housing.

A2.27 A lot of shared supported living homes prove to be popular. Residents enjoy living with others, although not in big groups. The ideal would be a small number of flats together to avoid institutionalisation and to promote better community integration.

A2.28 There are currently a relatively high number of people being housed outside of Cumberland.

A2.29 It was highlighted that there is demand for housing in towns, but some of these are older industrial towns, such as Workington, with a lot of terraced housing; bungalows for people with mobility related needs are hard to come by.

A2.30 It was emphasised that the location of schemes is especially important in Cumberland, as there are limited public transport options and many care and support staff who don't drive. For providers, supported housing development needs to be in locations that have access to public transport.

A2.31 There is a need to provide supported living for people with an Autism diagnosis who have lower levels of support need. Some Autistic adults might prefer to live independently due to additional sensory sensitivities.

A2.32 Fair Oak Housing Association would like to see more collaboration between housing associations and the Council. They want to be able to identify and

provide homes in advance so that they are not approached at the point of a crisis.

- A2.33 Discussions with other housing and extra care housing providers (Housing 21, Creative Support and Whitehaven Community Trust) highlighted the following.
- A2.34 Some schemes can have a significant proportion of people with high care needs. Some housing providers for people with a learning disability or mental health needs are seeing many young people being referred.
- A2.35 However, it was also felt that there needs to be support for people with 'lower' level support needs, with nobody 'catching' people with this level of support needs.
- A2.36 Discussions with care providers (Lifeways, Northern Healthcare, Westhouse, Chrysallis) in Cumberland highlighted the following.
- A2.37 Providers are seeing significant numbers of people with crisis level needs, including related to drugs and alcohol. In addition, it was highlighted that there are a number of young autistic individuals or people with learning disabilities experiencing homelessness and using drugs and alcohol as a coping mechanism.
- A2.38 The evidence from care providers suggested that there is more support needed for people 'transitioning' from children to adult services, to ease individuals into living more independently, including in supported housing, once they turn 18.
- A2.39 Care providers emphasised the importance of a 'mixed model' approach, with some people needing their own space and front door in self-contained supported housing, while other people may benefit from more social opportunities within a shared housing model of supported housing.
- A2.40 Care and housing providers indicated that awareness of the HOLD scheme is limited, despite its potential to be an effective and tailored option for some individuals. However, this scheme tends to be most successful when individuals have a supportive family network, as they are often family-led.

### **Evidence from local community organisations**

- A2.41 The evidence from local community organisations has been derived through engagement with the community panels.
- A2.42 The evidence from councillors is that there is a need for range of supported housing for people with a learning disability and/or autistic people.
- A2.43 The experience from community panels is that there are people living out of county that want to 'come home'.
- A2.44 Councillors reported what is sometimes a 'hidden' and unmet need for housing for people with a learning disability as people are living with older family carers.
- A2.45 It was the view of councillors that there is a need for more local residential specialist provision for children with SEN needs.

## Quantitative research: Demographic trends

### **The population of people with a learning disability and/or autistic people**

A2.46 The NHS Short-and Long-term Support (SALT) dataset has been used to identify the number of people aged 18+ that are eligible for adult social care support from the Council.

A2.47 As of 2023/24, there were 730 people aged 18+ years with learning disabilities and/or autistic people living in Cumberland, who are eligible for adult social care support from Cumberland Council. It should be noted that some people with a learning disability might not be eligible for support from the Council; this may be individuals who have either – a) had no reason to press to seek assistance from the Council or b) have had a care act assessment and it has been determined they do not have unmet eligible needs.

A2.48 To identify the 2024/25 population of people with learning disabilities and/or autistic people aged 18+, the methodology set out from paragraph A2.51 is used.

A2.49 2023/24 SALT data for people aged 18-64 has been scaled up (based on the overall ratios between the 18-64 and 65+ SALT populations), and projected forward, using the methodology set out in paragraph A2.51.

A2.50 To project forward the population aged 18-64 years with learning disabilities and/or autistic people, the following data sources have been used:

- NHS Short- and Long-term Support data (see above).
- The Learning Disabilities Mortality Review (LeDeR)<sup>26</sup> Programme.
- SEND<sup>27</sup> data from the council from 2022 to 2024

A2.51 In order to project forward the population of people with learning disabilities and/or autistic people aged 18+ to 2034, the following method has been used:

- The baseline population has been calculated as the number of people that are eligible for adult social care support, using the NHS SALT dataset. This is used to calculate the baseline population for each future year. This population has been used as these individuals are most likely to need and have access to a care/support package from the Council.
- The average annual number of children with learning disabilities and/or autistic young people likely to 'transition' to become eligible for adult social care support at 18 years old (i.e. young people aged 17/18 currently in year 13 for those in full time education) is calculated based on evidence from 2022 to 2024 in relation to the average number of young people with learning disabilities and/or autistic people and/or those have SEN related needs turning 18 (c.25 per year). Based on experience of undertaking similar assessments of need for supported accommodation for other local

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<sup>26</sup> <https://www.england.nhs.uk/learning-disabilities/improving-health/learning-from-lives-and-deaths/>

<sup>27</sup> Data on children and young people with special educational needs (SEN) or a disability in England

authorities, it is realistically assumed that c.50% of this cohort are likely to be eligible for adult social care. See the table below.

Table 54. The average annual number of children with learning disabilities and/or autistic people likely to 'transition' to become eligible for adult social care support at 18 years old.

	2022	2023	2024
Children (year 13, aged 17/18 years) in Cumberland with SEN needs	46	54	49
Assumed 50% of the above cohort will be eligible for adult social care	23	27	25

Source: Cumberland Council

- The average annual number of deaths among the population with learning disabilities and/or autistic people is calculated from the LeDeR data. This is initially adjusted to estimate the average number of deaths among the population with learning disabilities/autistic people that would be eligible for local authority funding (as distinct from the overall population of people with learning disabilities/autistic people) to estimate the average annual number of deaths among the population of people with learning disabilities/autistic people in Cumberland (estimated to be c.6 deaths per annum).
- To estimate the projected growth of the 18+ years population of people with learning disabilities/autistic people, the average annual number of transitions to adult social care eligibility and the average annual number of deaths are added and subtracted respectively, to the baseline population. This projects a net increase in the population over the period to 2039.

A2.52 As of 2024/25, there are estimated to be 749 people aged 18+ years with learning disabilities and/or autistic people living in Cumberland that are eligible for adult social care support from Cumberland Council.

A2.53 The 18+ population of people with learning disabilities and/or autistic people eligible for adult social care support is estimated to increase by 13% (to c.843 people) by 2029/30 by 25% (to 937 people) by 2034/35 by 38% (to c.1,031 people) by 2039/40.

A2.54 Table 55 below shows the methodology adopted to project the population of people with a learning disability and/or autistic people that are eligible for local authority funded support to 2039.

Table 55. Population projection of people with a learning disability and/or autistic people that are eligible for Council funded support

	Population of adults (eligible for LA funded support) with learning disabilities/A utistic people in 2024	Population of adults (eligible for LA funded support) with learning disabilities/A utistic people by 2029	Population of adults (eligible for LA funded support) with learning disabilities/A utistic people by 2034	Population of adults (eligible for LA funded support) with learning disabilities/A utistic people by 2039
Baseline population at 2023/24 (SALT)	730	730	730	730



	Population of adults (eligible for LA funded support) with learning disabilities/Autistic people in 2024	Population of adults (eligible for LA funded support) with learning disabilities/Autistic people by 2029	Population of adults (eligible for LA funded support) with learning disabilities/Autistic people by 2034	Population of adults (eligible for LA funded support) with learning disabilities/Autistic people by 2039
Number of children with LD/Autistic people aged 17 years old likely to transition to adult services	25	149	273	397
Estimated number of deaths among the population eligible for SC with LD / Autistic people	6	36	66	96
<b>Population of people with an LD / Autistic people that are eligible for LA funded support</b>	749	843	937	1,031
<b>% change (relative to 2024)</b>		13%	25%	38%

Source: Cumberland Council, SALT 2023/24 and HLIN

NB: It should be noted that there are likely to be individuals with learning disabilities and/or autistic people that are not eligible for adult social care support who are not included within these population estimates.

## Current supply of accommodation for people with a learning disability and/or autistic people

### Where people with a learning disability and/or autistic people are currently living

A2.55 The data from Cumberland Council and the SALT dataset has been used to identify the accommodation status of the people aged 18+ that are eligible for adult social care support provided by the Council.

A2.56 2023/24 SALT data for people aged 18-64 has been projected forward to 2024 to identify the current accommodation status of people aged 18+ that are eligible for adult social care support from the Council.

Table 56. Housing/supported accommodation status of baseline 18+ population in Cumberland for 2024.

Type of accommodation/housing provision	Number of people accommodated	Percentage of people accommodated
For the population of adults with learning disabilities and/or autistic people, the accommodation/housing provision and types:	749 adults with learning disabilities and/or autistic people	100%
Residential/nursing care	99	13%
Shared Lives (adult placement)	7	1%
Supported housing	293	39%
Living with family / friends / informal carers	268	36%
Mainstream housing	82	11%

Source: SALT 2023/24 dataset and HLIN

A2.57 The current supply of supported housing for people with a learning disability is predominantly located in Carlisle, which accounts for 51% of the total units, followed by West Cumbria with 32%. Smaller proportions are found in the Solway Coast to Lakes (8%), Rural Carlisle (3%), and Lakeland Fringe (2%), with 4% of the units located out of the county.

Table 57. Supported housing for people with a learning disability by sub area

Sub Area	No. of units of supported housing	% of total units
Carlisle	149	51%
Lakeland Fringe	6	2%
LDNP - North Lakes (West)	0	0%
LDNP - West Lakes	0	0%
Millom	0	0%
Rural Carlisle	8	3%
Solway Coast to Lakes	24	8%
West Cumbria	95	32%
Out of County	11	4%
<b>Total</b>	<b>293</b>	<b>100%</b>

Source: Cumberland Council and HLIN

Table 58. Supported housing for people with a learning disability by key service centres

Key service centres	Number of units of supported housings	%
Aspatria	6	2%
Barrow	1	0%
Brampton	3	1%
Carlisle	139	47%
Cleator Moor	3	1%
Cockermouth	6	2%
Egremont	6	2%
Longtown	4	1%
Maryport	23	8%
Penrith	2	1%
Ulverston	2	1%
Whitehaven	14	5%
Wigton	9	3%
Workington	42	14%
Not in KSC	27	9%
Out of county	6	2%
<b>Total</b>	<b>293</b>	<b>100%</b>

Source: Cumberland Council and HLIN

### The estimated supported and specialist housing required for people with a learning disability and/or autistic people

A2.58 Estimated need for supported housing and accommodation for people with learning disabilities and/or autistic people aged 18+ is based on the following approach.

A2.59 Projections in relation to population growth and supported housing and accommodation need are based on the following assumptions and considerations (based on evidence from local stakeholders consulted and our experience of undertaking assessments with similar authorities):

- There are an estimated 730 people aged 18+ years with learning disabilities and/or autistic people living in Cumberland who are eligible for adult social care support from the Council (2023/2024), based on the NHS Short- and Long-term Support (SALT)<sup>28</sup> data.
- The population of people with learning disabilities and/or autistic people in Cumberland is projected to 2024/25 based on the assumption that changes occur due to two main factors: the average number of deaths each year among individuals with learning disabilities and/or autistic people, and the number of young people turning 18 transitioning to eligibility for adult social care from the Council.
- Using this methodology, the population is estimated to be 749 in 2024/25, after accounting for these transitions and annual deaths. Following the same approach, the population is projected to increase to 843 by 2029/30, and further to 937 by 2034/35 and 1,031 by 2039/40.
- The need for residential care is expected to decrease from c.13% of the population living in care homes in 2024 to c.7% by 2039, based on feedback from commissioners that policy is to gradually reduce the use of care homes over time.
- People living with family / informal carers: based on similar projects it is assumed that the percentage of people living with family carers, particularly older carers is likely to decrease over the period to 2039, due to older family carers no longer being in a position to care for and/or accommodate their adult children with a learning disability.
- The percentage of the population living in supported housing is expected to increase due to the increasing overall population, the anticipated reduction in the need for residential care and from people no longer able to live with older and ageing carers.

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<sup>28</sup> NHS Digital: Short- and Long-term Support dataset (2021/22); accessed via [Adult Social Care Finance Return Data Pack](#)

- The estimated need for mainstream housing with a care/support package is expected to increase due to the increase in the overall population of adults with a learning disability.
- Growth has been assumed for Shared Lives over the period to 2039, based on discussion with commissioners.

A2.60 Engagement with people with learning disabilities and/or autistic people by the Housing LIN indicates that:

- There is a need for supported housing that is predominantly self-contained and supports independent living.
- There is a need for some supported housing with significant support on site that enables people to 'step down' (i.e. move from) from hospital/care home settings.
- There is very little desire to live in residential care settings.
- There is a requirement for access to mainstream housing with support as required.

A2.61 Additional supported housing requirements to meet projected housing need and changes in the types of accommodation/supported housing required are based on applying the assumptions above. This is adjusted for the projected population change over the period to 2039.

A2.62 The estimated need for accommodation/supported housing for people with learning disabilities and/or autistic people is shown in the table below. This shows the number of additional homes required to meet estimated need by 2029, 2034 and 2039.

Table 59. Estimated need for supported housing and accommodation for people with learning disabilities and/or autistic people to 2039

	Current provision and population (2024)	Existing supply of housing & accomm. types (%)	Adult pop. 2029 and estimated need for housing & accomm.	Estimated need for housing & accomm. types (%)	Adult pop. 2034 and estimated need for housing & accomm.	Estimated need for housing & accomm. types (%)	Adult pop. 2039 and estimated need for housing & accomm.	Estimated need for housing & accomm. types (%)
<b>Estimated population</b>	<b>749</b>		<b>843</b>		<b>937</b>		<b>1,031</b>	
<b>Housing &amp; accommodation types</b>								
Residential/nursing care	99	13%	94	11%	85	9%	72	7%
Shared Lives (adult placement)	7	1%	16	2%	28	3%	41	4%
Supported housing	293	39%	338	40%	385	41%	433	42%
Living with family / informal carers	268	36%	291	35%	312	33%	330	32%
Mainstream housing with paid support	82	11%	104	12%	128	14%	155	15%
<b>Totals</b>	<b>749</b>	<b>100%</b>	<b>843</b>	<b>100%</b>	<b>937</b>	<b>100%</b>	<b>1,031</b>	<b>100%</b>
<b>Additional supported housing and accommodation requirements</b>			<b>54</b>		<b>113</b>		<b>174</b>	
<b>Additional need: Shared Lives</b>			9		21		34	
<b>Additional need: Supported housing</b>			45		92		140	

Source: NHS SALT data 2023/24, LeDeR (2021) and Cumberland Council

.NB: Estimates are not cumulative. Totals may not sum precisely due to rounding.

A2.63 In summary, it is estimated that:

- An additional c.45 units of supported housing and c.10 shared lives places are needed by 2029.
- An additional c.95 units of supported housing and c.20 shared lives places are needed by 2034.
- An additional c.140 units of supported housing and c.35 shared lives places are needed by 2039

### **Sub area projections - estimates of future need for supported housing and accommodation for people with learning disabilities and/or autistic people to 2039**

A2.64 The estimated additional need for specialist housing for supported housing and accommodation for people with learning disabilities and/or autistic people has been disaggregated by Cumberland's 8 sub areas.

A2.65 For supported housing and accommodation, the geographic spread of the 18+ population has been used based on the ONS 2021 census<sup>29</sup> and projected using the 2018-based SNPP<sup>30</sup>.

A2.66 The total estimated supported housing and accommodation need for Cumberland has been disaggregated to the 8 sub areas by multiplying the proportion of each subareas 18+ population to overall Cumberland estimates.

A2.67 The disaggregated estimated need by sub area is given in the below table.

Table 60. Estimated need of supported housing and accommodation by sub area by 2039

Sub area	No. of units of Shared Lives	No. of units of supported housing
Carlisle	11	45
Lakeland Fringe	2	7
LDNP - North Lakes (West)	1	5
LDNP - West Lakes	1	4
Millom	1	4
Rural Carlisle	3	10
Solway Coast to Lakes	4	15
West Cumbria	12	50
<b>Total</b>	<b>34</b>	<b>140</b>

Source: Cumberland Council and HLIN

NB: Totals may not sum precisely due to rounding.

<sup>29</sup> ONS 2021 census - P01: Usual resident population by sex, local authorities in England and Wales

<sup>30</sup> ONS 2018-based subnational principal population projections for local authorities and higher administrative areas in England

Table 61. Estimated need of supported housing and accommodation by Key Service Centre by 2039

Key Service Centre	Net need: Shared Lives accommodation	Net need: Supported housing
Carlisle	11	45
Cockermouth	2	7
Keswick	2	8
Millom	1	3
Brampton	1	5
Longtown	1	5
Aspatria	1	5
Wigton	2	8
Silloth	1	4
Maryport	2	7
Workington	4	17
Whitehaven	4	15
Egremont	1	5
Cleator Moor	1	5
<b>Total</b>	<b>34</b>	<b>140</b>

Source: Cumberland Council and HLIN

NB: Totals may not sum precisely due to rounding.

A2.68 It should be noted that the above estimates of need for additional supported housing and shared lives placements do not take into account any 'turnover' within the existing supply of supported housing/supported living, i.e. some of this identified need may be met through the use of existing supported housing/supported living where it becomes vacant.

A2.69 The evidence from stakeholders suggests that a 'pathway' of a wider mix of housing and supported housing options are required. This could include the following options.

A2.70 Supported housing for people with complex support needs. This is typically a small block of flats (c.5-6 units) with 'low stimulus' design features with 24/7 support, which can provide 'step down' accommodation for people being discharged from inpatient settings or care homes (as an alternative to 'bedded care') and/or in relation to avoidance of admission to inpatient beds.

A2.71 For some individuals with complex support needs, they may require bespoke individualised properties with 'low stimulus' design features with potential for 24/7 support. It is assumed that this will be only where individuals are assessed as not being suited to any other form of supported housing where there is shared support.

A2.72 Additional 'clusters' of self-contained supported housing of c.8-10 units, that provide a mix of medium term supported housing (for example for up to 2-3 years) and permanent homes, both for people with 24/7 support needs and for people with moderate support needs who don't need or who no longer need 24/7 supported housing but who need a supportive environment before moving to independent housing.

A2.73 Consideration of development of Shared Lives places for people with learning disabilities; 21 places by 2034 and 34 places by 2039.

A2.74 This evidence reviewed in relation to future need suggests that there is a requirement to:

- Review the needs of people currently in care home placements to assess their suitability for a move to a supported housing alternative (and the specification of the supported housing alternative/s).
- Review the purpose and suitability of existing shared supported housing to assess their future use as supported housing and the potential for tenants to move on to other housing options (this is currently happening).

A2.75 There is a need for people with learning disabilities/Autistic people to have better access to mainstream general needs housing (with and without appropriate adaptations) and to be supported with floating support to enable people to live within the community. This could include developing community support networks as a model of support as this would enable people to live in mainstream accommodation as well as providing support to access community life.

A2.76 The need amongst people aged 65+ with learning disabilities/Autistic people for supported accommodation may be met through the development of the proposed housing pathway above. However, some older people with learning disabilities/Autistic people will benefit from access to age designated supported accommodation, such as retirement/sheltered housing and extra care housing.

A2.77 This mix of housing types would be linked/matched to a range of support options for people with learning disabilities and Autistic people including 'improve and enable' for different age cohorts and 'support and protect' for people with complex needs and forensic related needs.

### The characteristics of aspirational homes for people with a learning disability and/or autistic people

A2.78 There has been development of new supported housing by both 'mainstream' and 'specialist' (i.e. providers that solely develop supported housing) housing associations particularly in relation to developing small-scale '**clusters**' of flats with modest communal space of between 8-16 1-bed flats in the same building; typically, a 'micro' version of extra care housing, with local authorities funding the 24/7 care costs. See the examples below.



### **Anvil Court, Hampshire (Hampshire County Council)**

An example of new build accommodation for people with learning disabilities is Anvil Court<sup>31</sup>, a scheme in Hampshire developed, financed and owned by Hampshire County Council. It is a block of 10 1-bed flats with an additional 3 wheelchair adapted bungalows. This supported housing scheme has 24/7 care on site and is aimed at people with learning disabilities with a range of care needs.



### **Hope House, Oxford (Advance Housing)**

In Oxford, Advance Housing's Hope House<sup>32</sup> consists of 10 flats accommodating 15 people in total, six self-contained 1 bed flats, three 2 bed flats and one 3 bed flat. In addition, there are communal facilities and a small staff sleepover/office. Hope House is designed to accommodate a wide range of needs for people with learning disabilities, and consequently, it is flexible and spacious throughout. The flats cater for people with more complex needs as they are built to lifetime homes standards. They incorporate under floor heating; the pipework is concealed and additional sound insulation is provided – all these measures increase the potential of who can choose to live there. The purpose-built development sits within a mixed development of general needs homeowners.



## **Supported housing for people with learning disabilities and/or autistic people with complex support needs**

A2.79 In relation to supported housing for people with more complex needs, the examples below demonstrate where providers have delivered more purpose-built solutions for clients with more challenging behaviours.

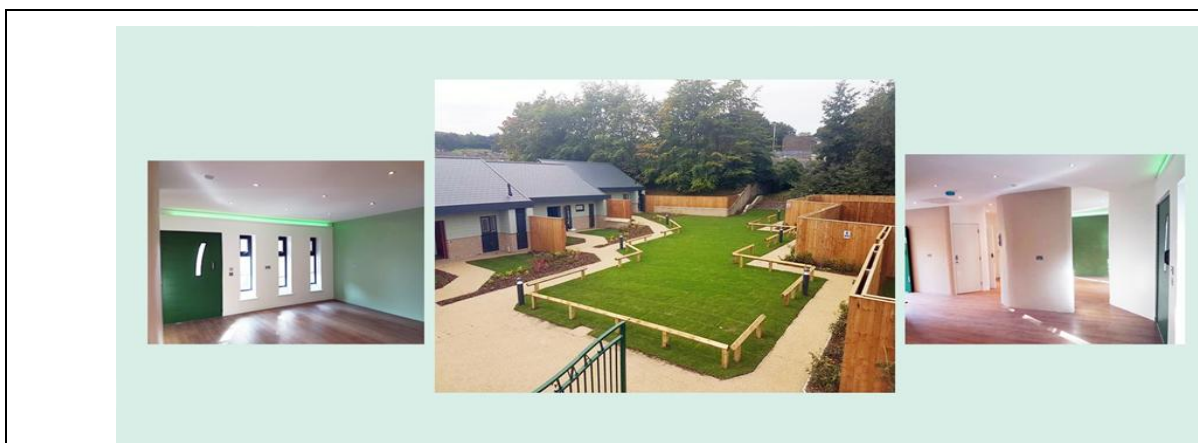
### **Bespoke supported housing scheme, (Choice Support)<sup>33</sup>**

This is an example of a supported housing scheme, including 6 self-contained units with staff facilities, designed for people with complex needs related to 'challenging behaviours', e.g. including features such as curved (and removable) internal walls and soft impact finishes to floors and walls.

<sup>31</sup> <https://documents.hants.gov.uk/adultservices/Extra-Care-Younger-adults-Brochure-2020.pdf>

<sup>32</sup> <https://www.advanceuk.org/news/newsnew-supported-housing-scheme-opens.aspx>

<sup>33</sup> <https://www.choicesupport.org.uk/stories/transforming-care-mayman-lane>



### Complex needs supported living, Oxfordshire County Council

Oxfordshire County Council has commissioned two purpose-built supported living schemes for people with complex needs. Each scheme has 6 self-contained units for people with autism related needs. The service is designed for people with an autism diagnosis or a similar condition or similar presentations who require specialist support and accommodation. They also have complex needs which means they find it difficult to share support or accommodation.



### Tolvean House, Cornwall (Advance Housing)

This is an example of a contemporary supported living scheme for people with **learning disabilities and age-related needs**. This includes a small new build block of flats with design features specifically suited to people with learning disabilities living with dementia, and refurbishment of an existing building to provide housing for people with lower-level support needs.



### Supported bungalows, Newcastle (Karbon Homes)

Five supported two-bed bungalows are designed specifically for autistic residents or those with learning disabilities. There is also one staff bungalow in a secure development with just one single point of entry adjacent to the staff office. The kitchen of each bungalow leads on to a private patio area with bedrooms on the most private and quietest side of the buildings. Externally, the layout includes secure external gardens and allotment areas with the bungalows positioned as far as possible from any noise in the parking area and access road.



### **Bradbury Place, Andover (Enham Trust)**

Enham Trust's Bradbury Place in Andover<sup>34</sup>, Hampshire is an example of a co-designed project for people with learning disability and/or physical disabilities. The success of the project was largely influenced by the Enham Trust client design panel. It provides 8 one- and two-bedroom wheelchair accessible apartments, within 500 metres of the town centre.



### **Larger scale accommodation for people with a learning disability**

A2.80 Some providers are also developing larger scale accommodation for people with learning disabilities, which is working well.

### **Acorn House, Thornaby (Thirteen)**

Thirteen's Acorn House in Thornaby provides 15 fully accessible one-bedroom apartments and 13 two-bedroom bungalows for people with additional support needs, including people with a learning disability and/or autism. It is designed to wheelchair standards and is care-ready and adaptable whilst engaging with outside space and nature. It provides support including Telecare and assistive



<sup>34</sup>[https://www.housinglin.org.uk/assets/Resources/Housing/Practice\\_examples/Housing\\_LIN\\_case\\_studies/HLIN\\_CaseStudy\\_142\\_BradburyPlace.pdf](https://www.housinglin.org.uk/assets/Resources/Housing/Practice_examples/Housing_LIN_case_studies/HLIN_CaseStudy_142_BradburyPlace.pdf)



technology. It has active spaces and circulation areas with a lift to the upper floor and uses natural light wherever possible.

### **Swanway, Gateshead (Homegroup)**

Swanway<sup>35</sup> in Gateshead, provided by Homegroup, comprises 12 dwellings for people with learning disabilities. The accommodation is arranged within two 2-storey blocks which wrap around the site to create a south facing semi enclosed communal garden. Block 1 provides 5 one-bed apartments alongside an office and staff accommodation with lounge, kitchen and overnight sleepover facility. Block 2 has a further 5 one-bed apartments and two 2-bed apartments. All of the flats have spacious living/dining areas, bedrooms, kitchens and en-suites arranged so that bedrooms and living areas benefit from views over the garden space.



### **Extra care housing accommodating people with learning disabilities**

#### **Linskill Park, North Tyneside borough (Housing 21)**

Linskill Park, a Housing 21 extra care scheme in North Tyneside borough provides 67 extra care apartments as well as has four purpose-built two-bedroom bungalows



that have been let to six people who have learning disabilities. There is an on-site care and support service team for the older people living in the main complex and a dedicated support team providing care to the people living in the bungalows.

### **Home ownership**

A2.81 The evidence from people with learning disabilities and their families is that home ownership can be an aspiration.

#### **HOLD: Home Ownership for people with Long term Disabilities**

The Home Ownership for people with Long term Disabilities (HOLD)<sup>36</sup> scheme has provided home ownership opportunities for some people with learning disabilities and some other people with long term care needs. It typically provides an opportunity to purchase a mainstream property using an interest only mortgage as shared ownership. Whilst not a 'supported housing' option per se, it is an innovative

<sup>35</sup> [Swanway / P+HS Architects \(pandhs.co.uk\)](https://www.pandhs.co.uk)

<sup>36</sup> <https://www.ownyourhome.gov.uk/scheme/hold/>

example of widening housing opportunities for some people with long term care needs. It has been championed by Advance Housing.<sup>37</sup> MySafeHome<sup>38</sup> provides advice and support for people exploring home ownership through HOLD.

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<sup>37</sup>[https://www.advanceuk.org/services/shared-ownership?gclid=EAlalQobChMI77Sb8MjR\\_QIVgpntCh1Nhg45EAAYASAAEgKLFvD\\_BwE](https://www.advanceuk.org/services/shared-ownership?gclid=EAlalQobChMI77Sb8MjR_QIVgpntCh1Nhg45EAAYASAAEgKLFvD_BwE)

<sup>38</sup> <https://mysafehome.info/>

## Technical Annexe 3: Supported and specialist housing required for people with mental health needs

Qualitative research: What people with mental health needs and other stakeholders say about the homes they want

### **Evidence from Housing LIN research with people with mental health needs**

- A3.1 Evidence from engagement that the Housing LIN has undertaken throughout the UK with people with mental health needs has identified the following 'key messages'.
- A3.2 There is a need for an increase in supported housing for people with a mental health needs, particularly accommodation that supports people with complex mental health needs.
- A3.3 There is no desire amongst the majority of people with mental health needs to live in residential/nursing care settings.
- A3.4 There is a need for more 'step-down' accommodation that supports people to transition from acute hospital settings to supported housing, typically with 24/7 onsite support. This type of supported housing can also be used as a housing option that a person could move to temporarily (for example where they may be living in general needs housing) to avoid a move to an inpatient setting or care home setting.
- A3.5 In many cases, people with mental health needs would prefer and are able to live in mainstream housing with support.
- A3.6 If supported housing is needed, particularly where complexity of need is high, self-contained accommodation is typically preferred over shared accommodation (although it is recognised that some people may prefer and benefit from living in shared housing settings, for example, some younger people).
- A3.7 The experience of support staff and people with mental health needs is that shared accommodation does not work well for people with complex mental health needs as conflicting personalities and needs means that matching residents is very difficult and often results in voids.
- A3.8 There is a need for supported housing that is designed to be accessible from the outset, to support people to age in place.
- A3.9 In some instances, living in extra care housing might be an option and has had positive impacts on individual lives, however this needs to be carefully managed.
- A3.10 The majority of people who need supported accommodation are seeking small-scale supported housing schemes.
- A3.11 People are seeking to live in locations with good access to public transport, shops, amenities and support services.

A3.12 Where people with mental health needs are living successfully independently in the community, they may need ongoing or occasional support from a housing support service in order to maintain a tenancy.

A3.13 Some people with mental health needs report that the process for finding mainstream housing, both in the private rented sector or through choice-based lettings for access to social housing, is often very challenging which can cause anxiety and stress. Often people need support with this process of finding and securing access to mainstream housing.

#### **Evidence from Cumberland Council officers**

A3.14 Discussion with council officers highlighted the following:

A3.15 There is a gap in provision for self-contained units with floating support available for people with lower-level needs.

A3.16 There has been an increase people coming through with complex needs (for example, a combination of physical and mental health needs).

A3.17 The discussions suggested that there are step down provisions available within the county.

A3.18 There is a need for a clearer housing pathway, with a series of available step-down services, and more 24/7 onsite provision.

#### **Evidence from Cumberland's Market Position Statement 2025-2029 (draft)**

A3.19 There is a gap in specialist residential services in many areas, which has led to some people moving out of area. The provision of these services has been more focused within the large key service centres of Carlisle and Workington.

A3.20 There is scope to explore utilising extra care for people with a mental health need.

A3.21 There is a need for more supported living for people with a mental health need and current provision is mainly in Carlisle, there is a need for additional supported living in many other smaller areas.

A3.22 There is limited accommodation for people that also have sensory needs or physical disabilities.

#### **Evidence from housing and supported housing providers in Cumberland**

A3.23 Discussions with housing and supported housing providers (Housing 21, Creative Support, Whitehaven Community Trust) highlighted that:

A3.24 Some schemes can have a significant proportion of people with high care needs. Some housing providers for people with a learning disability or mental health needs are seeing many young people being referred.

A3.25 However, the evidence highlighted the need for greater support for people with 'lower' level needs, and it was felt that nobody is catching people in this clientele, including people who might be functioning alcoholics.

A3.26 Additionally, the challenge of securing housing for people on universal credit was highlighted, as many are unable to pay a month's rent upfront.

#### **Evidence from care providers in Cumberland**

A3.27 Discussions with care providers (Lifeways, Northern Healthcare, Westhouse, Chrysallis) highlighted that more affordable housing is needed.

A3.28 Providers are seeing significant numbers of people with crisis level needs, including related to drugs and alcohol. In addition, it was highlighted that there are a number of young autistic individuals or people with learning disabilities experiencing homelessness and using drugs and alcohol as a coping mechanism.

## Quantitative research: Demographic trends

### The population of people with mental health needs

A3.29 The following data sources have been reviewed to provide an estimate of the number of working age adults with serious mental health needs in Cumberland. To project forward the adult population with mental health related needs, following data sources have been used:

- MHSDS data from the Cumberland Council<sup>39</sup>
- Mental Health QOF Prevalence trends, to project trends of people with severe mental health needs<sup>40</sup>.

A3.30 The MHSDS figures are used as the baseline population for adults with mental health needs. This data is anticipated to provide a representative estimate of the population aged 18+ with mental health needs.

A3.31 In 2024, there are c.6,560 people recorded on the MHSDS with a mental health need in Cumberland.

A3.32 In relation to trends in the population with mental health needs, based on the Quality Outcomes Framework mental health percentage<sup>41</sup>, which estimates the trends in population change for people with serious mental health conditions, this shows a 1.3% change in this cohort annually (from data covering 2013 to 2022 for all ages).

Table 62. Estimated growth of the population with mental health needs to 2039

	Per annum change	2029	2034	2039
<b>Population 18+ in contact with mental health services</b>	<b>1.3%</b>	6,997	7,431	7,866
		<b>6.6%</b>	<b>13.2%</b>	<b>19.9%</b>

Source: MHSDS, Cumberland Council, QOF prevalence (NHS England).

<sup>39</sup> MHSDS – Mental Health Services Data Set, MHS003AccommodationStatus

<sup>40</sup> [Mental Health QOF](#) - The count of patients with schizophrenia, bipolar affective disorder and other psychoses as recorded on practice disease registers.

<sup>41</sup> *ibid*



### Current supply of supported housing for people with mental health needs

A3.33 NHS MHSDS data indicates that the majority of people with mental health needs aged 18+ are living in mainstream housing. A small proportion of people with mental health needs are living in supported living and in residential/nursing care. This is shown in the table below.

Table 63. Housing/accommodation status of 18+ population with mental health needs in Cumberland (2024)

Accommodation/housing provision	Number of people accommodated	Percentage of people accommodated
For the population of people with mental health needs, the supported accommodation/housing provision and types:	6,562 adults with mental health needs (MHSDS)	
Mainstream housing	5,396	82%
Supported living	20	0%
Retirement/sheltered housing or extra care housing	29	0%
Residential/nursing care	79	1%
Living with family/friends/carers	885	13%
Inpatient/NHS setting	64	1%
Homeless/rough sleeper	81	1%
Criminal justice setting	8	0%
<b>Total</b>	<b>6,562</b>	<b>100%</b>

Source: NHS MHSDS

A3.34 The current supply of mental health supported living in Cumberland is concentrated in West Cumbria and Carlisle, with a small proportion of people located out of county. The table below shows how the supported living provision is distributed by each sub area.

Table 64. Supply of supported living for people with mental health needs by sub area

Sub area	No. of supported living units	% of total units
Carlisle	8	42%
Lakeland Fringe	0	0%
LDNP - North Lakes (West)	0	0%
LDNP - West Lakes	0	0%
Millom	0	0%
Rural Carlisle	0	0%
Solway Coast to the Lakes	0	0%
West Cumbria	10	53%
Out of county	1	5%
<b>Total</b>	<b>19</b>	<b>100%</b>

Source: Cumberland Council

Table 65. Supply of supported living for people with mental health needs by sub area

Key service centre	No. of supported living units	% of total units
Carlisle	8	42%

Key service centre	No. of supported living units	% of total units
Egremont	1	5%
Maryport	4	21%
Whitehaven	3	16%
Workington	2	11%
Out of County	1	5%
Total	19	100%

Source: Cumberland Council

### The estimated number of homes required for people with mental health needs

A3.35 The estimated need for supported housing and accommodation for people with mental health needs is based on evidence in relation to:

- Projections in relation to population growth.
- Good practice in the provision of supported and specialist housing for people with mental health needs.
- The insights and experiences of local commissioners and their partners (based on evidence from local stakeholders consulted and our experience of undertaking assessments with similar authorities, needs to be validated with commissioners)
- The Housing LIN's experience of the commissioning and provision of supported housing and other housing/accommodation options as part of a housing 'pathway' for people with serious mental health needs.

A3.36 It is also based on research by the Housing LIN with people with mental health needs both nationally and locally which indicates that:

- There is a need for supported housing that supports recovery and independent living.
- There is a need for supported housing with significant support on site that enables people to 'step down' from acute/hospital settings.
- There is no desire to live in residential care settings.
- There is a requirement for access to mainstream housing with support as necessary.

A3.37 Assumptions have been made about the need for different types of accommodation and supported housing, drawing on the evidence set out above and in the preceding sections.

A3.38 The following assumptions have been used to estimate supported housing and accommodation need for people with mental health needs:

- The population growth of people with severe mental health needs as indicated by the Mental Health QOF Prevalence, the project trends of increase in population with mental health needs is 1.3% per year (A3.20)

- Residential and nursing care use is assumed to decrease and be used by no more than c.1% of this population cohort by 2039.
- Growth in the working age population with mental health needs and any reduction in need for residential/nursing care, is likely to be reflected in increasing need for mainstream housing and supported housing.
- It is assumed that any fall in inpatient numbers will be reflected in additional supported housing capacity designed to facilitate 'step down' and/or admission avoidance.
- It is assumed that any fall in the number of homeless people, including rough sleepers, will be reflected in additional supported housing capacity.
- It is assumed that any fall in the number of people in criminal justice settings will be reflected in additional supported housing capacity designed to support people with forensic related needs.

A3.39 Changes in additional housing and supported housing requirements to meet projected housing need and changes in the types of housing/supported housing required are based on applying the assumptions above to the projected population of people with mental health needs over time to 2039.

A3.40 The estimated need for housing and supported housing for people mental health related needs is shown in the below table. This shows the number of homes/units currently available to meet need and the number of homes/units required to meet unmet need estimated to be required by 2029, and by 2034.

Table 66. The estimated need for housing and supported housing for people with mental health needs by 2039

	Current provision and pop. (2024)	Existing supply of accom. types (%)	Adult pop. and estimated housing need by 2029	Estimated need for accom. types (%)	Adult pop. and estimated housing need by 2034	Estimated need for accom. types (%)	Adult pop. and estimated housing need by 2039	Estimated need for accom. types (%)
<b>Population</b>	<b>6,562</b>		<b>6,997</b>		<b>7,431</b>		<b>7,866</b>	
Housing & accommodation types								
Mainstream housing	5,396	82%	5,814	83%	6,241	84%	6,674	85%
Supported housing	20	0%	55	1%	94	1%	138	2%
Retirement/sheltered or extra care housing	29	0%	39	1%	51	1%	63	1%
Residential/nursing care	79	1%	68	1%	55	1%	39	1%
Living with family/friends/carers	885	13%	886	13%	879	12%	865	11%
Inpatient/NHS setting	64	1%	57	1%	49	1%	39	1%
Homeless/rough sleeper	81	1%	69	1%	55	1%	39	1%
Criminal justice setting	8	0%	8	0%	8	0%	8	0%
<b>Totals</b>	<b>6,562</b>	<b>100%</b>	<b>6,997</b>	<b>100%</b>	<b>7,431</b>	<b>100%</b>	<b>7,866</b>	<b>100%</b>
<b>Additional need: Supported housing</b>			<b>35</b>		<b>74</b>		<b>118</b>	

Source: Cumberland Council / Housing LIN

NB: Estimates are not cumulative. Totals may not sum precisely due to rounding.

A3.41 In summary, it is estimated that:

- An additional c.35 units of supported housing is needed by 2029.
- An additional c.75 units of supported housing is needed by 2034.
- An additional c.120 units of supported housing is needed by 2039.

A3.42 The Council want to develop a housing 'pathway' for people with mental health needs (who are in contact with/supported by specialist mental health services).

A3.43 The estimated additional need for supported living required over the next 5 years to 2029, shown in Table 66, could be met potentially by the following 'components' of the housing pathway:

- Supported living for people with complex mental health needs. This is typically a small block of flats (c.5-6 units) with 24/7 support, which can provide 'step down' accommodation for people being discharged from inpatient settings (as an alternative to 'bedded care') and/or 'step up' in relation to avoidance of admission to inpatient beds.
- Supported living for people with complex mental health needs with dual diagnosis related needs. This is likely to be typically a small block of flats (c.5-6 units) with 24/7 support.
- Supported living for people with mental health needs with forensic related needs. This is likely to be typically a small group of flats (c.5-6 units) with significant support available (but not necessarily 24/7).
- Additional groups of self-contained supported living of c.8-10 units, that provide medium term supported living (for example for up to 2-3 years), both for people who don't need or who no longer need 24/7 supported living but who need a supportive environment before moving to independent housing (e.g. daytime support with night security).
- This evidence reviewed in relation to future need suggests that there is a requirement to:
  - Continue to ensure reviews are carried out yearly of the needs of people currently in care home placements to assess their suitability for a move to a supported living alternative (and the specification of the supported living alternative/s).
  - Review the purpose and suitability of existing shared supported living to assess their future use as supported living both in terms of the buildings and the refocus to the more complex end of need. Identification of the potential for tenants to move on to other housing options to maintain flow.
- There is a need for people with serious mental health needs to have better access to mainstream general needs housing and to be supported with floating support, domiciliary care and personal assistants to enable people to live within the community. This could include developing community support networks as a model of support as this would enable

people to live in mainstream accommodation as well as providing support to access community life.

- The need amongst people aged 65+ with mental health needs for supported accommodation may be met through the development of the proposed housing pathway above, for example where an older person may benefit from 'step down' supported living from inpatient settings. Some older people with mental health needs will benefit from access to age designated supported accommodation, such as sheltered/retirement housing and extra care housing.
- It is assumed that the estimated need for retirement/sheltered housing or extra care housing for people with mental health needs will be met by the existing and future provision of retirement/sheltered and extra care housing where it is assessed as suitable and appropriate to do so.

### **Sub area projections - estimates of future need for supported housing and accommodation for people with mental health needs to 2039**

A3.44 The estimated additional need for supported living for people with mental health related needs has been disaggregated by Cumberland's 8 subareas.

A3.45 The geographic spread of the 18+ population has been used based on the ONS 2021 census and projected using the 2018-based SNPP for disaggregation of estimated need by sub area.

A3.46 The total estimated supported housing and accommodation need for Cumberland has been disaggregated to the 8 sub areas by multiplying the proportion of each subareas 18+ population to overall Cumberland estimates.

A3.47 The disaggregated estimated need for supported housing by sub area is given in the below table.

Table 67. Estimated need for supported housing for people with mental health needs by Cumberland's sub area to 2039

<b>Sub area</b>	<b>No. of supported housing units</b>
Carlisle	38
Lakeland Fringe	6
LDNP - North Lakes (West)	4
LDNP - West Lakes	4
Millom	3
Rural Carlisle	9
Solway Coast to Lakes	12
West Cumbria	42
<b>Total</b>	<b>118</b>

Source: Cumberland Council and HLIN

NB: Totals may not sum precisely due to rounding.

Table 68. Estimated need for supported housing for people with mental health needs by Cumberland's Key Service Centres to 2039

Key Service Centres	Net need: Supported housing
Carlisle	38
Cockermouth	5
Keswick	7
Millom	3
Brampton	4
Longtown	4
Aspatria	4
Wigton	7
Silloth	4
Maryport	6
Workington	14
Whitehaven	13
Egremont	4
Cleator Moor	4
<b>Total</b>	<b>118</b>

Source: Cumberland Council and HLIN

NB: Totals may not sum precisely due to rounding.

### The characteristics of aspirational homes for people with mental health needs

- A3.48 Contemporary good practice<sup>42</sup> in relation to supported housing for people with mental health needs indicates that a range of supported housing services and accommodation types are needed to support people as part of a housing pathway approach, i.e. where there are a range of housing options, including supported housing as 'step down'/admission avoidance accommodation; supported housing with 24/7 support for people with complex support needs; supported housing for people with lower support needs (not requiring 24/7 support); Shared Lives; and independent housing with access to support.
- A3.49 In relation to recent trends in provision of supported housing for people with mental health needs, new supported housing developments have tended to be 'clusters' of flats and there has been a reduction in the use of 'shared housing' models of supported housing.
- A3.50 There has been some development of supported housing that offers a 'step-down' model to enable people to be discharged in a timely and successful way from acute mental health hospital beds into a good quality housing offer with support available. These supported housing models are as likely to be funded by NHS commissioners (to cover care/support costs and rent) as by local authorities.
- A3.51 A key part of a housing pathway approach is enabling people with mental health needs to move into and remain living in mainstream housing, with provision of

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<sup>42</sup> Specialist and Supported Housing Strategy: Contemporary Practice Guide

housing related and other support as necessary to help people to maintain their tenancies.

### **Oswin Road (North Tyneside)<sup>43</sup>, Community Integrated Care**

Sixteen apartments which allow adults with social care and health needs to live independently have opened in North Tyneside on Oswin Road in Forest Hall. With 24-hour support provided by charity Community Integrated Care, residents are supported to access the community and with any support they need. The facility was commissioned by North Tyneside Council to provide independent, self-contained flats for residents living in residential care who were likely to live successfully on their own. All referrals for Oswin Road are made through North Tyneside Council's Adult Social Care Team for those requiring support and care. Two of the flats have been built to accommodate disabled residents, with ramp access, wide doors and corridors and height adjustable benches in the kitchen. The flats come furnished with essentials including a bed, washing machine and fridge freezer and all residents have access to a communal outdoor space.

### **Quadrant House (Warrington, Cheshire)<sup>44</sup>, Lifeways**



Quadrant House is suitable for people with mental health conditions and brain injuries. It is for people aged between 18 and 65, who are quite independent. There are sixteen apartments, each with one bedroom, an open-plan kitchen, living room and dining room, and a wet room style bathroom. There is a communal living room for people to socialise and relax together. Quadrant House also has a garden with a patio and a BBQ for people to spend time outside when the weather is good.

Assistive technology includes an intercom system, door sensors and CCTV, and there's a lift to access the upper floors. Pets are welcome. The Lifeways team is on-hand, providing tailored support that helps people to lead more fulfilling lives, surrounded by like-minded people.

<sup>43</sup><https://northtyneside.gov.uk/news/33038/home-christmas-residents-celebrate-opening-new-independent-living-flats-north-tyneside>

<sup>44</sup><https://lifeways-docs.lifeways.co.uk/lifeways/s3fs-public/2020-07/NW81-Quadrant-House.pdf?VersionId=akeOyHb.aSTch3xd8OHD1dHJGbAH8JB8>



### **Cornwall House (Chester)<sup>45</sup>, Muir**



Cornwall House in Chester provides self-contained accommodation for people with an enduring mental health condition, including schizophrenia, bipolar etc. The scheme is managed by a small, friendly team of Muir staff who support residents to live in a safe social environment where they can enjoy being part of a community. Cornwall House offers 8 individual flats, as well as a respite facility.

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<sup>45</sup> <https://www.muir.org.uk/supported>

## Technical Annexe 4: Adapted and accessible housing required by people with physical disabilities

Qualitative research: What people with physical disabilities and other stakeholders say about the homes they want

### **Evidence from Housing LIN research with people with physical disabilities**

- A4.1 The majority of people with a physical disability would typically prefer to live in adapted mainstream housing with any care/support they require rather than in specialist/supported housing.
- A4.2 People are seeking properties that are a 'home for life' and enable them to live there as long as possible.
- A4.3 The majority of adaptations required for adults with physical disabilities are grabrails, ramps and level access showers.
- A4.4 People are seeking improved access to adaptations that enable them to stay in their current homes. For example, through a better understanding of and access to Disabled Facilities Grants.
- A4.5 People with physical disabilities may be seeking larger properties as they need space to store equipment, and some people may need an extra bedroom for an overnight carer as well as level access requirements.
- A4.6 Living in areas with good access to shops, amenities and support services is important.

### **Evidence from local stakeholders and community organisations**

- A4.7 The evidence from community panels is that there is an increase in people seeking adaptations to their homes and wheelchair adapted properties.
- A4.8 There is a need for additional bungalow accommodation to be developed as part of the mix of housing types on general needs housing development sites.
- A4.9 There is an ongoing need for housing to be built and adapted to both M4(2) and M4(3) standards.
- A4.10 In this context, in 2021-22, a total of 106 Disabled Facilities Grants were approved for people aged 18 – 65 years. This number increased to 175 approvals in 2022-23. This increased to 251 approvals in 2023/24. There were 545 approvals in 2023/24 for people aged 66 years and over.
- A4.11 The evidence from Citizens Advice highlighted that there are not enough accessible housing options available in both the private rented or social housing sectors.

### **Evidence from Cumberland's Market Position Statement 2025-2029 (draft)**

- A4.12 There is limited accommodation for people with a physical disability in Cumberland.

## Estimation of need for adapted and accessible housing

A4.13 The method for estimating the total number of wheelchair user households in Cumberland with an unmet need for accessible housing, including fully wheelchair adapted housing, is based on methods derived from two complementary estimation models:

- The Horizon Housing model 'Still minding the step?'<sup>46</sup> This is used to estimate the number of wheelchair user households that have an unmet housing need.
- The Habinteg Housing Association model<sup>47</sup>; this is used to estimate the number of wheelchair user households with an unmet need for either fully wheelchair adapted or accessible housing.

A4.14 The method outlined in the Horizon Housing model draws upon evidence from:

- The English Housing Survey (EHS), from which the following data has been derived:
  - The proportion of wheelchair users that use a wheelchair exclusively indoors and the equivalent proportion of wheelchair users using a wheelchair exclusively outdoors.
  - Data about unmet accessible housing need for wheelchair user households.
- The Scottish Household Survey (SHS), from which the following has been derived:
  - Data about the suitability of accommodation amongst wheelchair user households.
  - Data about whether a home requires adaptations to make it easier for residents to live independently in terms of being able to manage daily activities.

A4.15 Household population data for Cumberland has been used to apply the method derived from these models to produce local estimates of the number of wheelchair user households with unmet need for fully wheelchair adapted housing and the need for accessible housing amongst other households.

A4.16 Table 69 **Error! Reference source not found.** shows the data and sources used to estimate the need for adapted and accessible housing.

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<sup>46</sup> Horizon Housing: Still Minding the step? A new estimation of the housing needs of wheelchair users in Scotland; CIH Scotland.

<sup>47</sup> Habinteg: Mind the Step: An estimation of housing need among wheelchair users in England.

Table 69. Data and sources used to estimate the need for accessible housing: fully wheelchair adapted housing to 2039

Data related to wheelchair user households	Percentage / value	Source
Overall number of households in Cumberland	127,224 (projected to 2039)	ONS 2021 census; ONS 2018-based household projections
Percentage of households that have at least one wheelchair user	3.6%	SHS
Percentage of total households that use a wheelchair exclusively outdoors	2.3%	EHS
Percentage of total households where a wheelchair user uses a wheelchair exclusively indoors	0.4%	EHS
Percentage of total households where a wheelchair user uses a wheelchair all of the time	0.9%	EHS
Percentage of wheelchair user households (outdoor and/or continuous use) with an unmet housing need	19.1%	EHS
Percentage of wheelchair user households (indoor use only) with an unmet need for accessible housing	25.6%	SHS

Source: ONS 2021; ONS 2018; Horizon Housing: Still Minding the step?

A4.17 Table 70 shows the application of this model for Cumberland.

Table 70. Estimate of number of households with a wheelchair user and an unmet need for accessible housing, for Cumberland. Method derived from Horizon Housing model

Steps	Cumberland estimate
1. Calculate the number of indoor-only wheelchair user households	509 (0.4% * 127,224)
2. Calculate the number of outdoor-only wheelchair user households	2,926 (2.3% * 127,224)
3. Calculate the number of wheelchair user households where the user uses the wheelchair continuously	1,145 (0.9% * 127,224)
Subtotal: Steps 1 to 3	<b>4,580</b> wheelchair user households (3.6% of total number of households)
4. Calculate the unmet housing need among indoor-only wheelchair user households	130 (25.6% * 509)
5. Calculate the unmet housing need among outdoor-only wheelchair user households	559 (19.1% * 2,926)
6. Calculate the unmet housing need among wheelchair user households using wheelchairs continuously	219 (19.1% * 1,145)
7. Calculate all unmet need for fully wheelchair adapted housing amongst wheelchair user households	<b>908</b> (0.71% of total households)

Source: Horizon Housing, English Housing Survey, Scottish Household Survey and ONS 2018-based estimate for households in England.

A4.18 The Habinteg model assumes that the majority of wheelchair users, 60%, are age 65+, and the remaining 40% are working age adults (WAA) and under-18s. This assumption is based on data from the English Housing Survey.

A4.19 Based on the Horizon model, there are estimated to be 908 wheelchair user households in Cumberland that have an unmet need for fully wheelchair adapted housing by 2039.

A4.20 As noted above, the method for estimating the total number of households in Cumberland with a need for adapted and accessible housing is based on methods derived from two complementary estimation models:

- The Horizon Housing model '*Still minding the step?*'<sup>48</sup>; This is used to estimate the number of wheelchair user households that have an unmet housing need.
- The Habinteg Housing Association model;<sup>49</sup> this is used to estimate the number of wheelchair user households with a need for either fully wheelchair adapted or accessible housing.

A4.21 Data on the number of households in Cumberland<sup>50</sup> has been used to apply the method derived from the Horizon Housing model to produce local estimates of the number of wheelchair user households and other households with a need for accessible housing.

A4.22 The following steps have been applied to ONS household data<sup>51</sup> for Cumberland and the above Horizon Housing and Habinteg models to produce the estimates of need for adapted homes among wheelchair user households and other households with a need for accessible housing.

- A. The number of wheelchair user households in Cumberland is estimated, based on the Horizon Housing model, (Table 69**Error! Reference source not found.**) i.e. that c.3.6% of all households are wheelchair user households. This is a sum of the estimated number of indoor-only, outdoor-only, and continuous-user wheelchair user households. This is shown in Table 70 above (4,580 households by 2039).
- B. The number of wheelchair user households that have an unmet need for fully wheelchair adapted housing is estimated, based on the estimated number of wheelchair user households and the Horizon Housing model (908 households by 2039) (Table 69**Error! Reference source not found.**). This is equivalent to 0.71% of the total number of households in Cumberland. This is shown in Table 70 above.
- C. Based on the Housing LIN's application of the Habinteg and Horizon models the need for accessible homes (typically to M4(2) standard) is estimated drawing on the Scottish Household Survey, which uses evidence of whether a household states a need for adaptations, categorised by tenure of the household<sup>52</sup>.

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<sup>48</sup> Horizon Housing: Still Minding the step? A new estimation of the housing needs of wheelchair users in Scotland; CIH Scotland.

<sup>49</sup> Habinteg: Mind the Step: An estimation of housing need among wheelchair users in England.

<sup>50</sup> ONS 2018-based household projections for England; detailed data for modelling and analysis; stage 1 principal projections

<sup>51</sup> ONS 2018-based household projections for England; detailed data for modelling and analysis; stage 1 principal projections

<sup>52</sup> Scottish Household Survey 2019 – Table 3.14c. Sample size: 2,080 households

D. The estimates of need for accessible and fully wheelchair adapted housing have been disaggregated by age, based on evidence from the Habinteg Housing model<sup>53</sup>, where it is assumed that:

- c.40% of need is for working age adults (WAA)/people under 18 years, and
- c.60% of need is for people aged 65+

E. The above steps have been modelled for:

- Cumberland, projected to 2039.
- Disaggregated by 8 local areas within Cumberland.

A4.23 Evidence from the Scottish Household Survey<sup>54</sup> shows the number of households that needed an adaptation (i.e. a need for accessible housing) where there is at least one individual living in a household with limitations to their daily activities.

A4.24 Where other, more recent English survey data is not readily available<sup>55</sup>, evidence from the SHS is used to inform the likely need for accessible housing need in Cumberland.

A4.25 The following table shows survey findings from the SHS on whether a household has stated a need for adaptations in order to be able to carry out daily necessary activities.

Table 71. Limiting activities by tenure - Whether the home requires adaptations to make it easier to go about daily activities

Tenure category	Percentage that stated that they need an adaptation	Percentage that stated they don't need an adaptation	Percentage that didn't know if they needed an adaptation or not
Owner occupier	9%	91%	0%
Private Rent	6%	93%	1%
Social rented	23%	76%	1%

Source: Scottish Household Survey 2019 – Table 3.14c. Sample size: 2,080 households.

N.B. Percentages in each row may not add up to 100 – due to rounding.

A4.26 To produce estimates of need for accessible housing, the following data has been used:

- Scottish Household Survey (2019): Limiting activities by tenure - Whether the home requires adaptations to make it possible to undertake daily activities.
- ONS 2021 census: Number of households in Cumberland.

A4.27 In order to estimate the number of households, by tenure, that may require an accessible home, the percentage of households across each tenure (based

<sup>53</sup> Habinteg: Mind the Step: An estimation of housing need among wheelchair users in England.

<sup>54</sup> Scottish Government: [Scottish Household Survey](#)

<sup>55</sup> This is based on other available data not being available regarding the specific preferences/ needs of households with respect to the household indicating some need for accessible/adaptable housing. This takes into account the English Housing Survey, for which the same specific/detailed information on need for accessible/adaptable housing is not readily available.

on evidence from the SHS) with a stated a need for an adaptation has been applied to the number of households for each tenure type in Cumberland, as recorded in the 2021 census, projected to 2039.

A4.28 The percentages of households that stated a need for adaptations (Table 71) has been applied to all age household projections for Cumberland to 2039, disaggregated by tenure, to estimate the projected need for accessible housing.

Table 72. All-age household projections for Cumberland

Year	2039
Number of households	127,224

ONS 2021; ONS; ONS 2018-based household projections

A4.29 The table below shows an estimated 13,896 households with a need for accessible homes by 2039.

Table 73. Estimated projected need (2039) need for accessible housing to M4(2) standard for Cumberland

Tenure type	No. of households by tenure (2039)	Estimated projected need (2039)
Owner occupier households	87,929	7,914
Social rented households	21,317	4,903
Private rented households	17,978	1,079
<b>Total (all households)</b>	<b>127,224</b>	<b>13,896</b>

Source: ONS 2021 census, ONS 2018-based SNPP (households) and SHS (2019)

A4.30 The estimated need for accessible housing, projected for each 5-year period to 2039 based on the projected growth among the number of households in Cumberland are shown in the table below.

Table 74. Projected estimated need for fully wheelchair adapted housing and accessible housing in Cumberland for each 5-year period to 2039 (dwellings)

Need	Per annum need	By 2029	By 2034	By 2039
<b>Estimated need for fully wheelchair adapted housing: M4(3) standard</b>	<b>60</b>	<b>303</b>	<b>605</b>	<b>908</b>
Of which are for WAA households	24	121	242	363
Of which are for 65+ households	36	182	363	545
<b>Estimated need for accessible housing: M4(2) standard</b>	<b>926</b>	<b>4,632</b>	<b>9,264</b>	<b>13,896</b>
Of which are for WAA households	370	1,853	3,706	5,558
Of which are for 65+households	556	2,779	5,558	8,338

Source: SHS (2019), ONS 2018-based household projections for England, ONS 2021 census

NB: Totals may not sum precisely due to rounding.

Table 75. Estimated need for fully wheelchair accessible housing and accessible housing in Cumberland by 2039 (dwellings) by age cohort

Need for accessible homes			Need for fully wheelchair adapted homes		
WAA	65+	Total	WAA	65+	Total
5,558	8,338	13,896	363	545	908

Source: SHS (2019), ONS 2018-based household projections for England, ONS 2021 census

A4.31 The need for accessible homes and fully wheelchair adapted homes are shown in Table 76Error! Reference source not found., projected to 2029, 2034 and 2039.



Table 76. Estimated need for fully wheelchair adapted homes and accessible homes in Cumberland by 2039.

Estimated need by 2029		Estimated need by 2034		Estimated need by 2039	
Accessible homes	Fully wheelchair adapted homes	Accessible homes	Fully wheelchair adapted homes	Accessible homes	Fully wheelchair adapted homes
4,632	303	9,264	605	13,896	908

Source: SHS (2019), ONS 2018-based household projections for England, ONS 2021 census

A4.32 The estimated need for fully wheelchair adapted homes and accessible homes is summarised below.

A4.33 Fully wheelchair adapted properties: It is estimated by 2039 that c.910 households require fully wheelchair adapted dwellings, similar to Part M(4) Category 3.

A4.34 This is an estimated need for c.60 fully wheelchair-adapted homes required per year to 2039 for the all-age population.

A4.35 Among the working-age population, there is an estimated need for c.25 fully wheelchair-adapted homes required per year to 2039.

A4.36 Accessible and adaptable homes: It is estimated by 2039 that c.13,895 households require accessible and adaptable homes (i.e. not fully wheelchair adapted dwellings), similar to Part M(4) Category 2, broadly equivalent to the Lifetime Homes standard.

A4.37 This is the equivalent of a need for c.925 accessible and adaptable homes required per year to 2039, for the all-age population.

A4.38 For the working age population, this is the equivalent of a need for c.370 accessible and adaptable homes required per year to 2039.

## Sub area projections - Disaggregation of estimated need for adapted and accessible housing by Cumberland sub area

A4.39 In order to disaggregate the estimates of need for adapted and accessible housing (from Table 74) by Cumberland sub area, the following method has been applied:

A4.40 Population projections from the ONS census<sup>56</sup> and Subnational Population Projections<sup>57</sup> (SNPP) have been used to estimate populations across the 18-64 population and older people aged 65+ to 2039 by ward.

A4.41 Each ward has been matched to a Cumberland sub area<sup>58</sup>, and the percentage of each sub area's respective population (for 18-64 years and 65+ populations) has been calculated (i.e. as a percentage of Cumberland's 18-64 years and 65+ populations). Wards and parishes are shown matched (as closely as practicable) to sub area at Annexe 7.

A4.42 The percentage of each sub area out of the total population has been applied to the estimates of need. The working age estimates (18-64 years) and estimates for 65+ for Cumberland have been disaggregated by each sub area's respective population percentage composition.

Table 77. Estimated need projected to 2039, for accessible housing and fully wheelchair adapted housing shown by Cumberland sub area.

Housing / accommodation type	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039
Sub area: Carlisle			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>94</b>	<b>187</b>	<b>281</b>
Of which are for WAA	41	81	122
Of which are for 65+	53	106	159
<b>Estimated need for accessible housing: M4(2)</b>	<b>1,435</b>	<b>2,870</b>	<b>4,305</b>
Of which are for WAA	623	1,246	1,869
Of which are for 65+	812	1,624	2,436
Sub area: Lakeland Fringe			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>16</b>	<b>31</b>	<b>46</b>
Of which are for WAA	6	11	17
Of which are for 65+	10	19	29
<b>Estimated need for accessible housing: M4(2)</b>	<b>237</b>	<b>474</b>	<b>711</b>
Of which are for WAA	88	176	264
Of which are for 65+	149	298	447
Sub area: LDNP - North Lakes (West)			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>11</b>	<b>22</b>	<b>33</b>

<sup>56</sup> [Number of usual residents in households and communal establishments - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

<sup>57</sup> ONS 2018-based subnational population projections for England; released in 2020

<sup>58</sup> The ward and sub area boundaries were matched visually

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Of which are for WAA	4	7	11
Of which are for 65+	7	14	22
<b>Estimated need for accessible housing: M4(2)</b>	<b>166</b>	<b>332</b>	<b>499</b>
Of which are for WAA	56	111	166
Of which are for 65+	111	221	332
Sub area: LDNP - West Lakes			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>10</b>	<b>20</b>	<b>30</b>
Of which are for WAA	3	7	10
Of which are for 65+	6	13	19
<b>Estimated need for accessible/adapted housing: M4(2)</b>	<b>151</b>	<b>302</b>	<b>452</b>
Of which are for WAA	52	104	156
Of which are for 65+	99	198	297
Sub area: Millom			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>8</b>	<b>17</b>	<b>25</b>
Of which are for WAA	3	6	10
Of which are for 65+	5	10	15
<b>Estimated need for accessible housing: M4(2)</b>	<b>127</b>	<b>254</b>	<b>382</b>
Of which are for WAA	49	98	147
Of which are for 65+	78	156	234
Sub area: Rural Carlisle			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>24</b>	<b>47</b>	<b>71</b>
Of which are for WAA	8	17	25
Of which are for 65+	15	30	46
<b>Estimated need for accessible housing: M4(2)</b>	<b>363</b>	<b>726</b>	<b>1,089</b>
Of which are for WAA	130	260	390
Of which are for 65+	233	466	699
Sub area: Solway Coast to Lakes			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>34</b>	<b>68</b>	<b>102</b>
Of which are for WAA	12	24	36
Of which are for 65+	22	44	65
<b>Estimated need for accessible housing: M4(2)</b>	<b>519</b>	<b>1,038</b>	<b>1,557</b>
Of which are for WAA	186	371	557
Of which are for 65+	333	667	1,000
Sub area: West Cumbria			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>107</b>	<b>213</b>	<b>320</b>
Of which are for WAA	44	87	131
Of which are for 65+	63	126	189
<b>Estimated need for accessible housing: M4(2)</b>	<b>1,634</b>	<b>3,267</b>	<b>4,901</b>
Of which are for WAA	670	1,339	2,009
Of which are for 65+	964	1,928	2,892

Source: ONS 2021, subnational population projections and HLIN

NB: Totals may not sum precisely due to rounding.

### Key service centre projections - Disaggregation of estimated need for adapted and accessible housing by Cumberland sub area

A4.43 In order to disaggregate the estimates of need for adapted and accessible housing (from Table 74) by Cumberland key service centres, the proportion of population for each key service area to Cumberland is used.

Table 78. Estimated need projected to 2039, for accessible housing and fully wheelchair adapted housing shown by Cumberland key service centre.

Housing / accommodation type	Estimated need by 2029	Estimated need by 2034	Estimated need by 2039
<b>Carlisle</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>98</b>	<b>196</b>	<b>295</b>
Of which are for WAA	39	79	118
Of which are for 65+	59	118	177
<b>Estimated need for accessible housing: M4(2)</b>	<b>1,503</b>	<b>3,007</b>	<b>4,510</b>
Of which are for WAA	856	1,712	2,569
Of which are for 65+	530	1,061	1,591
<b>Cockermouth</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>14</b>	<b>28</b>	<b>42</b>
Of which are for WAA	6	11	17
Of which are for 65+	8	17	25
<b>Estimated need for accessible housing: M4(2)</b>	<b>216</b>	<b>433</b>	<b>649</b>
Of which are for WAA	123	246	370
Of which are for 65+	76	153	229
<b>Keswick</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>18</b>	<b>36</b>	<b>54</b>
Of which are for WAA	7	14	21
Of which are for 65+	11	21	32
<b>Estimated need for accessible housing: M4(2)</b>	<b>273</b>	<b>546</b>	<b>820</b>
Of which are for WAA	156	311	467
Of which are for 65+	96	193	289
<b>Millom</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>7</b>	<b>14</b>	<b>21</b>
Of which are for WAA	3	6	8
Of which are for 65+	4	8	12
<b>Estimated need for accessible/adapted housing: M4(2)</b>	<b>106</b>	<b>212</b>	<b>318</b>
Of which are for WAA	60	121	181
Of which are for 65+	37	75	112
<b>Brampton</b>			

<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>11</b>	<b>23</b>	<b>34</b>
Of which are for WAA	5	9	14
Of which are for 65+	7	14	21
<b>Estimated need for accessible housing: M4(2)</b>	<b>176</b>	<b>351</b>	<b>527</b>
Of which are for WAA	100	200	300
Of which are for 65+	62	124	186
<b>Longtown</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>11</b>	<b>23</b>	<b>34</b>
Of which are for WAA	5	9	14
Of which are for 65+	7	14	20
<b>Estimated need for accessible housing: M4(2)</b>	<b>174</b>	<b>348</b>	<b>522</b>
Of which are for WAA	99	198	298
Of which are for 65+	61	123	184
<b>Aspatia</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>10</b>	<b>21</b>	<b>31</b>
Of which are for WAA	4	8	13
Of which are for 65+	6	13	19
<b>Estimated need for accessible housing: M4(2)</b>	<b>160</b>	<b>320</b>	<b>479</b>
Of which are for WAA	91	182	273
Of which are for 65+	56	113	169
<b>Wigton</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>17</b>	<b>34</b>	<b>51</b>
Of which are for WAA	7	14	20
Of which are for 65+	10	20	31
<b>Estimated need for accessible housing: M4(2)</b>	<b>261</b>	<b>523</b>	<b>784</b>
Of which are for WAA	149	298	447
Of which are for 65+	92	185	277
<b>Silloth</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>9</b>	<b>19</b>	<b>28</b>
Of which are for WAA	4	8	11
Of which are for 65+	6	11	17
<b>Estimated need for accessible/adapted housing: M4(2)</b>	<b>144</b>	<b>289</b>	<b>433</b>
Of which are for WAA	82	164	247
Of which are for 65+	51	102	153
<b>Maryport</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>16</b>	<b>32</b>	<b>47</b>
Of which are for WAA	6	13	19
Of which are for 65+	9	19	28
<b>Estimated need for accessible housing: M4(2)</b>	<b>241</b>	<b>483</b>	<b>724</b>

Of which are for WAA	137	275	412
Of which are for 65+	85	170	256
<b>Workington</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>36</b>	<b>73</b>	<b>109</b>
Of which are for WAA	15	29	44
Of which are for 65+	22	44	65
<b>Estimated need for accessible housing: M4(2)</b>	<b>555</b>	<b>1,110</b>	<b>1,665</b>
Of which are for WAA	316	632	948
Of which are for 65+	196	392	587
<b>Whitehaven</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>33</b>	<b>65</b>	<b>98</b>
Of which are for WAA	13	26	39
Of which are for 65+	20	39	59
<b>Estimated need for accessible housing: M4(2)</b>	<b>500</b>	<b>1,000</b>	<b>1,500</b>
Of which are for WAA	285	570	855
Of which are for 65+	176	353	529
<b>Egremont</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>10</b>	<b>20</b>	<b>30</b>
Of which are for WAA	4	8	12
Of which are for 65+	6	12	18
<b>Estimated need for accessible housing: M4(2)</b>	<b>153</b>	<b>307</b>	<b>460</b>
Of which are for WAA	87	175	262
Of which are for 65+	54	108	162
<b>Cleator Moor</b>			
<b>Estimated need for fully wheelchair adapted housing: M4(3)</b>	<b>11</b>	<b>22</b>	<b>33</b>
Of which are for WAA	4	9	13
Of which are for 65+	7	13	20
<b>Estimated need for accessible housing: M4(2)</b>	<b>168</b>	<b>335</b>	<b>503</b>
Of which are for WAA	96	191	287
Of which are for 65+	59	118	178

Source: ONS 2021, subnational population projections and HLIN

NB: Totals may not sum precisely due to rounding.

### **Parish wise projections - Disaggregation of estimated need for adapted and accessible housing by Cumberland parishes**

A4.44 In order to disaggregate the estimates of need for adapted and accessible housing (from Table 74) by Cumberland parishes, the following method has been applied:

A4.45 Population estimates from the ONS census<sup>59</sup> and Subnational Population Projections<sup>60</sup> (SNPP) have been used to estimate populations across the 16-64 population and older people aged 65+ to 2039 by parish.

A4.46 As data for the 18–64 population at parish level was not available, the 16–64 population has been used as a proxy for the working-age group in this analysis.

A4.47 The percentage of each parish out of the total population has been applied to the estimates of need in Cumberland.

A4.48 Instead of disaggregating estimates separately for the 16-64 years and 65+, the 16+ population has been used. This approach is taken as the numbers for separate WAA and 65+ estimates were very small, making a more granular breakdown less meaningful.

Table 79. Disaggregation of estimated need for adapted and accessible housing by Cumberland parishes

Parish	Fully wheelchair adapted housing: M4(3)			Accessible/adapted housing: M4(2)		
	2029	2034	2039	2029	2034	2039
Above Derwent	1	3	4	20	39	59
Aikton	0	1	1	7	15	22
Allhallows	1	1	2	9	18	26
Allonby	0	1	1	8	15	23
Arlecdon and Frizington	4	8	12	60	120	180
Arthuret	3	6	9	44	87	131
Askerton	0	0	0	2	4	6
Aspatria	3	6	9	46	92	138
Bassenthwaite	0	1	1	7	15	22
Beaumont	1	1	2	8	16	24
Beckermest	2	3	5	26	51	77
Bewaldeth and Snittlegarth	0	0	0	1	2	3
Bewcastle	0	1	1	7	14	22
Blennerhasset and Torpenhow	1	1	2	8	15	23
Blindbothel	0	0	1	3	6	8
Blindcrake	0	1	1	6	11	17
Boltons	1	1	2	11	21	32
Bootle	1	2	3	13	26	39
Borrowdale	0	1	1	6	12	19
Bothel and Threapland	0	1	1	8	15	23
Bowness	1	2	4	19	37	56
Brampton	5	10	15	79	157	236
Bridekirk	1	2	2	12	24	35
Brigham	1	2	4	18	37	55
Bromfield	1	1	2	9	18	27
Broughton	2	4	6	30	60	89

<sup>59</sup> [Number of usual residents in households and communal establishments - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

<sup>60</sup> ONS 2018-based subnational population projections for England; released in 2020

## Supported Housing Needs Study

Broughton Moor	1	2	3	13	27	40
Burgh by Sands	1	3	4	21	43	64
Burtholme	0	0	1	4	7	11
Buttermere	0	0	0	2	3	5
Caldbeck	1	2	3	13	27	40
Camerton	0	0	1	3	6	9
Carlatton	0	0	0	0	1	1
Castle Carrock	0	1	1	5	11	16
Cleator Moor	7	15	22	112	224	337
Cockermouth	10	20	30	153	307	460
Crosscanonby	1	2	4	18	36	54
Cummersdale	2	3	5	25	49	74
Cumrew	0	0	0	2	3	5
Cumwhitton	0	1	1	5	10	15
Dalston	3	6	9	47	95	142
Dean	1	3	4	20	40	60
Dearham	3	6	9	44	87	131
Distington	2	5	7	36	73	109
Drigg and Carleton	1	1	2	8	17	25
Dundraw	0	0	1	3	6	9
Egremont	9	17	25	130	260	390
Embleton	0	1	1	5	10	16
Ennerdale and Kinniside	0	1	1	6	12	17
Eskdale	0	1	1	5	9	14
Farlam	1	1	2	11	21	32
Gilcrux	0	1	1	6	11	17
Gosforth	1	3	4	20	40	60
Great Clifton	1	2	4	19	38	57
Greysouthen	1	1	2	11	21	32
Haile	0	1	1	8	15	23
Hayton	3	5	8	40	79	119
Hayton and Mealo	0	1	1	4	9	13
Hethersgill	0	1	1	6	12	19
Holme Abbey	1	2	2	13	25	38
Holme East Waver	0	1	1	6	11	17
Holme Low	1	1	2	8	17	25
Holme St Cuthbert	0	1	1	7	14	21
Ireby and Uldale	0	1	1	7	15	22
Irthington	1	2	3	13	26	39
Irton with Santon	0	0	1	4	8	11
Keswick	5	11	16	82	164	245
Kingmoor	1	2	4	19	38	57
Kingwater	0	0	1	3	7	10
Kirkandrews	1	1	2	8	15	23
Kirkbampton	1	1	2	8	17	25
Kirkbride	1	1	2	9	17	26



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Kirklington Middle	0	1	1	6	13	19
Lamplugh	1	1	2	11	23	34
Little Clifton	1	1	2	8	16	23
Lorton	0	1	1	4	9	13
Lowca	1	2	3	13	27	40
Loweswater	0	0	1	3	7	10
Lowside Quarter	1	1	2	11	21	32
Maryport	12	24	36	183	366	550
Midgeholme	0	0	0	1	2	4
Millom	8	16	24	123	246	370
Millom Without	1	2	2	12	24	36
Moresby	2	4	6	29	59	88
Muncaster	0	1	1	5	9	14
Nether Denton	0	1	1	5	10	16
Nicholforest	0	1	1	6	13	19
Orton	1	1	2	8	16	23
Oughterside and Allerby	1	1	2	10	20	30
Papcastle	0	1	1	6	13	19
Parton	1	2	3	15	30	44
Plumbland	0	1	1	6	12	17
Ponsonby	0	1	1	5	9	14
Rockcliffe	1	2	3	14	28	42
Scaleby	0	1	1	6	12	18
Seascale	2	4	6	29	59	88
Seaton	6	11	17	85	170	254
Sebergham	0	1	1	6	12	18
Setmurthy	0	0	0	2	3	5
Silloth-on-Solway	3	6	9	48	96	144
Solport	0	0	0	2	5	7
St Cuthbert Without	5	11	16	83	167	250
St John's Castlerigg and Wythburn	0	1	1	7	13	20
St. Bees	2	4	6	30	59	89
Stanwix Rural	4	8	12	59	119	178
Stapleton	0	1	1	4	8	12
Thursby	2	3	5	23	46	69
Ulpha	0	0	0	2	4	6
Underskiddaw	0	0	1	3	7	10
Upper Denton	0	0	0	2	3	5
Waberthwaite	0	1	1	4	8	12
Walton	0	1	1	5	9	14
Wasdale	0	0	0	2	4	6
Waterhead	0	0	0	2	4	6
Waverton	0	1	1	5	11	16
Weddicar	1	1	2	8	16	24
Westlinton	0	1	1	6	13	19
Westnewton	0	0	1	4	8	11

Westward	1	2	3	14	29	43
Wetheral	7	14	21	107	214	321
Whicham	1	1	2	8	16	24
Whitehaven	26	53	79	404	807	1,211
Wigton	7	13	20	102	204	306
Winscales	0	1	1	4	8	12
Woodside	1	1	2	9	17	26
Workington	28	55	83	424	847	1,271
Wythop	0	0	0	0	0	0
Carlisle, unparished area	78	156	234	1,192	2,383	3,575
Total	303	605	908	4,632	9,264	13,896

Source: ONS and HLIN

NB: Totals may not sum precisely due to rounding.

## Implications for the Council

- A4.49 It is anticipated that estimated need for fully wheelchair adapted homes and for accessible homes could be met through a mix of adaptations to existing homes (both self-funded and funded through Disabled Facilities Grants) and from new build housing, both social and market housing, built to M4(2) and M4(3) standards.
- A4.50 The estimated additional need for accessible homes to 2039 is likely to mean that the Council should anticipate increased demand for financial support from lower income households, in the owner-occupied sector in particular, for Disabled Facilities Grant funding for home adaptations.
- A4.51 It should be noted that some of the estimated need above, particularly in relation to the needs of 65+ households, could be met through the delivery of additional supported/specialist housing for older people, particularly additional extra care housing.
- A4.52 Evidence from the Council in relation to adults with a physical disability who were eligible for a package of social care where the primary need was categorised as 'Physical Support: Access & mobility only', showed that in 2023/24 there were:
- 94 adults aged 18-64 years receiving this type of support.
  - 248 adults aged 65+ years receiving this type of support.
- A4.53 This indicates that in the context of the overall estimated need for fully wheelchair adapted homes and other accessible homes, the number of people needing this type of housing who have or who are likely to be eligible to have their social care needs funded by the Council is relatively low; however it also indicates that it is important that the care assessment process links with an assessment of the housing needs of this cohort of people.
- A4.54 Qualitative evidence from commissioners indicates that there is a small cohort of people with complex physical and/or sensory disabilities who need adapted housing as part of a supported living option, particularly as an alternative to residential care; for example in relation to working age adults with complex

physical and related health/care needs and people who may have an acquired brain injury, which means that their housing and care needs cannot be appropriately met in their existing homes.

- A4.55 This is consistent with the Council's market position statement for adult social care services 2025-2029 which identifies that there is limited availability of accommodation to support people with physical disabilities or sensory needs. Local qualitative evidence indicates that this is likely to be no more than approximately 5-10 individuals per annum requiring this type of adapted supported housing. Given the small scale of this potential need, it is likely to need to be located in the larger service centres such as Carlisle or Workington.

### The characteristics of aspirational homes for people with a physical disability

- A4.56 Contemporary good practice in relation to housing for people with physical disabilities/long term conditions recognises people's preference to live in mainstream accommodation rather than supported housing. It is focused on the provision of accommodation that adheres to national standards for accessible, adaptable dwellings set out in Part M(4), Category 2 and Category 3. Some examples also incorporate various independent standards for accessible housing, including the Lifetime Homes standard.
- A4.57 For example, Birmingham City Council<sup>61</sup> has developed its own specification for a housing model suited to a range of people including older people, people with physical disabilities and families with a disabled child. This housing model provides two-bedroom '**dormer style bungalows**', each with a ground floor bedroom and shower room, a lounge and kitchen and also a second bedroom and bathroom upstairs. This housing type responded to a preference for bungalow accommodation, of which there was a limited supply, with the need to provide accommodation with maximum flexibility that could meet the needs of a variety of households who need accessible homes, including for wheelchair users.
- A4.58 Habinteg Housing Association is an example of a provider that is committed to delivering accessible housing; they were pivotal in the development of the **Wheelchair Accessible Design Guide**<sup>62</sup>. They have partnered with Leeds City Council to develop bespoke wheelchair accessible bungalows and accessible homes to address the shortage of accessible and adaptable family homes for disabled and older residents, and people with complex physical support needs.

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<sup>61</sup> [https://www.local.gov.uk/sites/default/files/documents/BIRMINGHAM%20CITY%20COUNCIL\\_1.pdf](https://www.local.gov.uk/sites/default/files/documents/BIRMINGHAM%20CITY%20COUNCIL_1.pdf)

<sup>62</sup> [Wheelchair Housing Design Guides - Inclusive design for complex needs - Occupational Therapists input on the design of housing - Design - Topics - Resources - Housing LIN](#)

A4.59 Best practice accommodation has also started to make use of Modular Methods of Construction to provide homes that adapt to people's needs for accessible homes.

**Flexi homes, Wales (First Choice Housing Association)**



For example, in Wales, First Choice Housing Association has developed 'Flexi homes' to enable people with physical disabilities to live in purpose-built, energy-efficient adapted properties that meet their requirements. Panelised or modular units are manufactured off-site and can be easily transported for rapid erection minimising any disruption to the existing property and tenants.

A4.60 For people that need a supported housing option, good practice indicates the provision of self-contained accommodation with tailored care & support services.

**Paradise Independent Living, North London**

For example, Paradise Independent Living in north London is an example of supported housing for people who may have physical disabilities associated with long term conditions. It comprises 6 units of self-contained supported housing with 24/7 support for people with an acquired brain injury. This provides an intensive and individualised brain injury rehabilitation programme with access to neuro-physiotherapy, neurological occupational therapy, and psychotherapy. The service has Approved Brain Injury Provider Accreditation with Headway, the leading Brain Injury charity.



## Technical Annexe 5: Supported housing required by care experienced young people

A5.1 This section of the supported housing need assessment covers the need for supported housing that is designated for young people who are primarily care experienced young people for whom the Council has corporate parenting responsibilities.

### Qualitative research

#### Evidence from local housing providers

- A5.2 The discussions with providers of housing for young people (Whitehaven Foyer and Carlisle Key) highlighted the following.
- A5.3 There has been a significant increase in the number of 16- and 17-year-olds requesting their services, as well as an increase in the number of unaccompanied young asylum seekers (who they are seeing from ages 18 onwards).
- A5.4 Providers are not properly equipped to support people with complex mental health difficulties, which might include issues with past trauma and childhood difficulties, as well as other high-risk individuals. It was suggested that they might be better placed to support these individuals if they were assisted fully.
- A5.5 Young people benefit from a housing and support 'model' that enables them to transition into greater independence gradually, going from shared to self-contained housing over a few years. Shared accommodation is good for many people initially, as it prevents them feeling lonely and isolated. However, once greater independence is achieved, some young people may prefer to live by themselves having lived with other young people for a long time.
- A5.6 Move on accommodation is needed for young people who are working, the discussion highlighted that there was little support available for people in full time employment. Some level of support for people while they are starting a job and finding their feet is desirable.
- A5.7 Young people benefit from having access to staff onsite in supported housing services.
- A5.8 Providers highlighted that while they want to encourage young people to work, the current funding system seems to support those on benefits better. Whitehaven Foyer was able to get support to cover service charges for a few people who started working, but this was hard to get.
- A5.9 Generally, more supported housing and access to affordable general needs housing is required for young people. Supported housing provision is lacking in Workington. There is reluctance amongst young people to travel to Whitehaven

if they are from Workington and vice versa. More affordable housing is needed generally, as is the case for the overall population.

- A5.10 The example of Freshfield Court retirement scheme was highlighted, where there are also young people living onsite who can benefit from the staff presence.

### Baseline population and projections

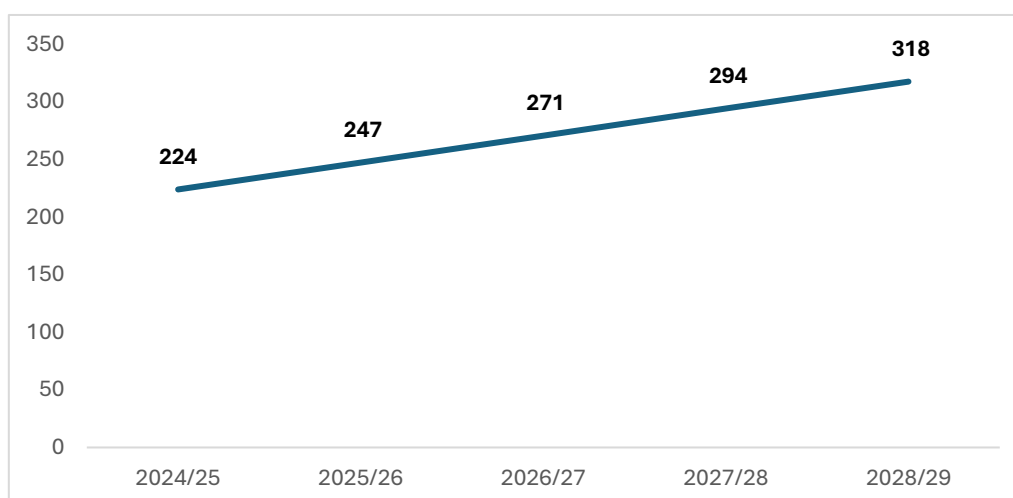
- A5.11 Data from the Department for Education<sup>63</sup> and from Cumberland Council indicates that the number of care experienced young people in Cumberland was 224 young people in 2024/25 (as at end of September 2024).
- A5.12 As Cumberland Council was formed very recently (1 April 2023) there is no previous DfE data available in relation to the number of care experienced young people before 2023/24. The method for projecting forward the likely population of this group of young people is based on DfE data<sup>64</sup> showing the population trend of care experienced young people (aged 17 years to 21 years) recorded in Cumbria from 2020 to 2023. It shows that the number of care experienced young people in Cumbria had grown from 217 in 2020 to 285 in 2023, an average increase of c.22 additional care experienced young people per annum between 2020 and 2023, equivalent to an average increase of the number of care experienced young people of c.10% per year from 2020 to 2023.
- A5.13 Evidence from commissioners suggests that the population of care experienced young people is currently trending upwards, in particular due to increasing numbers of unaccompanied asylum-seeking children living in Cumberland.
- A5.14 On the basis of this evidence, i.e. previous evidence of an increase in the number of care experienced young people in Cumbria over the period of 2020 to 2023 and qualitative evidence from Council Officers that the number of care experienced young people in Cumberland is increasing, it has been assumed that over the next 5 years the care leaver population will increase at an average annual growth rate of c.10% per annum.
- A5.15 Projected over the next five years, the number of care experienced young people in Cumberland is estimated to be c.325 by 2028/2029, assuming the current annual growth rate continues. This is equivalent to an average increase of c.20 additional care experienced young people per annum from 2024/25 to 2028/29. This projection suggests a likely increase in need for supported accommodation/housing for care experienced young people.

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<sup>63</sup><https://explore-education-statistics.service.gov.uk/data-tables/children-looked-after-in-england-including-adoptions/2024?subjectId=584845e2-1abb-4425-b0b8-08dd02546655>

<sup>64</sup> DfE: Children looked after in England including adoptions: Reporting year 2024.

Figure 17. Projected number of care experienced young people in Cumberland over the next five years to 2028/29



Source: Cumberland Council/HLIN (2024)

### Current supply of supported housing for care experienced young people

A5.16 There are currently 105 supported accommodation units for care experienced young people including 2 foyer schemes (for 16-24 year olds) and other commissioned supported accommodation.

A5.17 There are 19 units in Whitehaven at the Whitehaven foyer (operated by a charity, in a building owned by Riverside), 13 units at Carlisle foyer (operated by Riverside) with a further 73 units of supported accommodation (provided in 39 different properties) in Carlisle.

Table 80. Supply of supported housing for care experienced young people

Supported accommodation type	Units of supported housing	% of total units by location
Whitehaven foyer*	19	18%
Carlisle foyer	13	12%
Supported accommodation (Carlisle)	73	70%
<b>Total</b>	<b>105</b>	<b>100%</b>

Source: Cumberland Council

\*\* 15 units commissioned by Cumberland Council. Whitehaven foyer also accommodates other vulnerable young people, care experienced young people are one of the priority groups

A5.18 Over 80% of the commissioned supported accommodation available for care experienced young people is in Carlisle. Feedback from Children's Services Officers confirms that the majority of current demand is for supported accommodation in Carlisle as this is where the services, facilities and resources required by young people are located.

A5.19 However, Children's Services Officers did note the following.

A5.20 There is a need for additional supported accommodation for care experienced young people in the west of the county, specifically a need for supported accommodation in Workington.



- A5.21 Whilst Council policy (Cumberland Council. Cared for, Care Experienced and Separated young people Sufficiency Strategy, 2024-2027) is for young people to remain as close as possible to their kinship connections as possible (where this is appropriate), young people typically wish to live in locations that have access to public transport, colleges, training and employment opportunities, and leisure facilities. This typically means Carlisle, Workington and Whitehaven.
- A5.22 It is anticipated that future need for additional supported accommodation will be focussed on Carlisle, Workington and Whitehaven. However, this should not completely preclude consideration of provision of supported accommodation in other towns (*NB. To verify with Cumberland Council Children's Services Officers*).

### The type of supported accommodation needed: Local context and stakeholder insights

- A5.23 As part of the qualitative evidence for this needs assessment, we spoke with a range of stakeholders (including Council Officers, Community Panel members, and housing/support providers) to gain insight and context about the current housing provision and the changing needs of care experienced young people and 16/17 years olds at risk of homelessness across the county. The key themes included:

#### *Changes in needs and trends*

- A5.24 Demand for supported housing: Feedback from all stakeholders is that there is increasing need for additional supported accommodation for care experienced young people, particularly in Carlisle, Workington and Whitehaven.
- A5.25 Provider capacity: There may be a need to contract additional providers to deliver supported accommodation for care experienced young people/young people in response to evidence of increasing need for supported accommodation.
- A5.26 Increase in younger referrals: Feedback from stakeholders noted a rise in referrals for 16-17-year-olds, with implications for ensuring that there is sufficient supported accommodation for this cohort that is OfSTED registered.
- A5.27 All stakeholders raised the need to review the existing protocol and associated arrangements for homeless 16/17-year-olds (as well as care experienced young people).

#### *Effectiveness of the current supported housing:*

- A5.28 Location and accessibility. As noted previously, current supported accommodation is concentrated in Carlisle with a foyer scheme in Whitehaven. Young people typically wish to live in locations that have access to public transport, colleges, training and employment opportunities, and leisure facilities. This typically means Carlisle, Workington and Whitehaven.



- A5.29 Ongoing support: There is concern about the level of ongoing support available to young people after they move on to independent housing. The transition from living in supported accommodation to more independent living can be a challenging period for young people.
- A5.30 Affordability of housing: There are issues in relation to rent levels in both supported accommodation and independent general needs housing and balancing this with young people seeking/securing education and/or employment. Young people face paying rents in general needs housing (once they are 18 years) after leaving supported accommodations, where rent levels can be higher than they can afford, which can deter them from moving on from supported accommodation.
- A5.31 Housing models. Whilst shared supported housing has some merits in terms of assisting young people to learn to live with others, for some young people there is a need for self-contained supported accommodation to avoid conflict with other residents/tenants. Stakeholders were in favour of self-contained supported housing being the 'default' option for future development of supported housing for young people (unless there was a strong business case for the use of shared supported housing).
- A5.32 Stakeholders also raised the need for 'taster flats' within existing and new development of supported housing that allow young people to experience and try out living in a supported housing setting.

*Move on opportunities:*

- A5.33 Barriers to move-on readiness: Young people can face barriers in being deemed "tenancy ready," which hinders their ability to move on from supported accommodation.
- A5.34 Limited availability of move-on properties: There is competition for 1 bed social housing dwellings and equivalent housing stock in the private rented sector that is affordable. This can make it challenging to support young people to move on from supported accommodation in a timely way when an individual no longer needs supported accommodation.
- A5.35 Impact on employment and skills development: The lack of available housing for move on from supported accommodation can adversely affect young people's employment opportunities.
- A5.36 Floating support services: some stakeholders raised the need for floating support to be available to help young people transition into their own tenancies.
- A5.37 Limited duration of support: Some stakeholders noted that there is a need for additional support for young people when they move into a new tenancy (i.e. moving on from supported accommodation). This is in addition to the point above regarding the availability of floating tenancy related support.
- A5.38 Joint protocol development: A joint protocol is being developed with housing services to clarify what care experienced young people can expect regarding housing, move-on support, and homelessness services from the council. This

initiative aims to ensure better monitoring and support for care experienced young people.

### Contemporary practice in supported housing for young people

A5.39 Contemporary practice in relation to supported accommodation for young people provides examples that have provision of self-contained and shared accommodation with shared communal spaces/facilities. Practice examples also tend to provide an enhanced, often trauma informed, support service and enable young people to access education and employment as well as providing access to health services and a range of advocacy services. Some examples are provided below.

A5.40 The YMCA Western Gateway in West Bromwich was refurbished in 2017 and includes a café, coffee bar, five enterprise starter units, a fitness and well-being centre, learning centre, youth zone and chapel as well as 96 studio apartments and a range of office accommodation for social businesses. It provides support to young people to access education, training and employment.

Figure 18. YMCA Western Gateway in West Bromwich



A5.41 For 16–17-year-olds who are homeless, Teresa House is a supported housing scheme in Enfield, run by Christian Action Housing, that accommodates 13 young people for up to 6 months with 24/7 support. Each resident has their own bedroom in 2-3 bedroom flats. The accommodation has a communal lounge, leisure facilities and IT/learning suites. Whilst at the scheme the young person's housing and support needs are continually assessed to enable them to move onto appropriate accommodation.

Figure 19. Teresa House, Enfield



A5.42 Heather Court Foyer, in Romford, run by Swan Care and Support provides supported accommodation for single young people aged 16 to 25 who are in housing need and require support to acquire the skills to live independently. The scheme consists of 15 one-bedroom flats, of which one flat is adapted to meet disability needs. All the flats are fully furnished with access to a communal lounge. The scheme is staffed 24/7. Each resident has a dedicated support worker. Heather Court offers a range of support, including: advocacy on advice on welfare/housing benefits, budgeting and maximising income, independent living skills, health and wellbeing issues, motivation and confidence building, move on and resettlement services.

Figure 19. Heather Court Foyer, in Romford



A5.43 Hope Rise in Bristol<sup>65</sup> is an innovative mixed community of young people (18-35) in a development of 11 ZED PODS (zero carbon, modular starter homes) that was delivered by Bristol City Council in partnership with Bristol Housing Festival, ZED PODS and the local YMCA. The project provides move-on accommodation for young people living in short-term emergency accommodation and enables people to learn to live independently but with the support of a community of neighbours. It comprises nine one-bedroom homes constructed of cross-laminated timber (CLT), bookended by two two-bedroom homes constructed of light-gauge steel.

Figure 20. Hope Rise in Bristol



A5.44 White's Row is operated by One Housing in Tower Hamlets. It provides supported housing for vulnerable young people aged 16 to 21 years who are homeless or at risk of becoming homeless. The service can accommodate up to 12 young people. Residents have their own room and share a kitchen and bathroom with a small number of other customers. There are also two 'crashpads' which can be used for up to 2 days as emergency accommodation for young people. There is communal space for residents to use on the ground floor along with a small, secure outside space at the rear of the building. All referrals come from the London Borough of Tower Hamlets. The service is staffed 24/7 with a member of support staff 'sleeping in' overnight.

### Estimated future need for supported housing and move-on housing

A5.45 Estimated future need for supported housing for young people, specifically in relation to care experienced young people, in Cumberland, is based on the contextual and qualitative evidence set out previously.

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<sup>65</sup> [https://www.zedpods.com/files/ugd/dfc637\\_d7debf059bf04eb391899127bbf4fdc1.pdf](https://www.zedpods.com/files/ugd/dfc637_d7debf059bf04eb391899127bbf4fdc1.pdf)

- A5.46 In relation to the need for move-on housing for young people leaving supported housing, the following assumptions have been made.
- A5.47 The majority of young people leaving supported housing will require move-on housing. Based on discussion with local stakeholders and the Housing LIN's experience of undertaking similar supported housing need assessments it is assumed that c.70% of young people leaving supported housing will require move-on housing (other moves may be to, for example, other supported housing, supported lodgings, family home, etc).
- A5.48 The majority of young people needing move on housing require single person self-contained 1-bed accommodation.
- A5.49 The average length of stay in supported housing settings is c.24 months.
- A5.50 There are currently no 'dedicated' housing units made available for move on from supported housing for 18+.
- A5.51 The need for additional move-on housing for people leaving supported housing has been calculated in Table 81. This identifies a need for an **additional c.36 units of general needs housing for move on from supported housing per annum**. This is likely to require a review of move-on housing arrangements with existing housing partners.

Table 81. Estimate of need for move-on housing for young people leaving supported housing (2024/25).

Baseline assumptions	
Units of supported housing available	105 units
Average length of stay in supported housing	c.24 months
Percentage of young people leaving supported housing assumed to require move-on housing	70%
Number of young people requiring move-on housing	74 young people (105 x 70%) over 24-month period
Number of young people requiring move-on housing (per annum)	Estimated need is equivalent to 3 young people requiring move-on housing per month (74/24 months) Estimated need equivalent to 36 young people requiring move-on housing per annum (3 x 12 months)
<b>Estimated need for move on housing</b>	Overall need: c.36 units of move-on housing required per annum.

Source: Cumberland Council and HLIN

- A5.52 In relation to estimated need for supported housing over the period to 2029 the following assumptions have been made.
- A5.53 The population of care experienced young people is assumed to be increasing by c.20 young persons per year for the next 5 years to 2028/29 (paragraph A5.14 **Error! Reference source not found.**).
- A5.54 The average length of stay in supported housing settings is c.24 months.
- A5.55 Based on the Housing LIN's experience of undertaking similar supported housing need assessments it is assumed that c.70% of young people waiting for access to supported housing will require this type of accommodation (other



moves may be to, for example, mainstream housing, supported lodgings, return to family home, etc). This suggests that the unmet need for supported housing due to current capacity limitations is c.14 young people (i.e. 20 additional young people per annum x 70% = c.14 people).

A5.56 This is equivalent to **an additional 70 units of supported housing required for care experienced young people by 2028/29** (based on 14 additional young people per annum requiring supported housing).

A5.57 It is assumed, based on feedback from stakeholders, that as part of the overall need for 70 additional units of supported housing, there is a need for a minimum of c.50%, i.e. c.35 additional units, of supported housing with 24/7 support available to meet the needs of young people with higher/complex support needs with the Council taking a view as to the type of staff cover and support model needed across the remaining 35 units depending on the level of the residents' needs, other services in the sub area.

A5.58 Based on discussions with stakeholders, it is assumed that this identified additional need could be met by:

- The provision of a foyer type service in Workington (c.30 units); based on commissioner experience/views that there is a supported housing capacity 'gap' for young people in Workington.
- With a further c.40 units required in locations prioritised by the Council based on further data analysis from Children's Services teams. Feedback from stakeholders indicates that this need is likely to be predominantly in Carlisle.

A5.59 However, it is important to note that need for short term supported housing is affected by the level of move-on or 'throughput'. For example, if the average length of stay in young people's supported housing was reduced from 24 months to 18 months, the estimated additional further supported housing capacity would decrease from c.70 units (as set out above) to c.55 units.

## Annexe 6. Cumberland Community Panel Summary Notes

Community Panel	Key points
<p><b>Whitehaven and Coastal</b></p> <p>In attendance:</p> <ul style="list-style-type: none"> <li>• Tamsin Beattie – Community Development Officer (CDO)</li> <li>• Councillor Mike Hawkins - Mirehouse</li> <li>• Councillor Jeanette Forster – Hillcrest and Hensingham</li> <li>• Councillor Emma Williamson – Kells and Sandwith</li> <li>• Councillor Graham Minshaw – Chair – Egremont North and St Bees</li> <li>• Councillor Gillian Troughton - Vice-chair - Howgate</li> </ul>	<ul style="list-style-type: none"> <li>• There is a poor social housing offer and a lack of social housing generally. Support for people that need that live in social housing is limited.</li> <li>• In relation to older persons, the evidence is that there is a constant demand for bungalows in the area.</li> <li>• However, there was local experience of shared ownership bungalows being difficult to sell as they weren't providing an affordable housing offer.</li> <li>• There is a need for an increase in affordable accessible housing for older people in the area.</li> <li>• Councillors raised a preference for creating mixture tenure neighbourhoods.</li> <li>• The evidence is that there is an increase in people with complex needs living in the area.</li> <li>• The evidence from councillors is that there is a need for range of supported housing for people with a learning disability and/or autistic people.</li> <li>• Councillors shared experiences of families with a member who has an additional need (such as a disability), having to live separately.</li> <li>• A particular gap in the area is supported housing for young people including unaccompanied asylum-seeking children.</li> <li>• The evidence is that there is a gap in provision of Safe accommodation for people experiencing domestic abuse, it is understood that 40 units are to be provided in Carlisle.</li> <li>• Other housing challenges included issues with second homes and Airbnb rentals affecting supply.</li> <li>• Councillors raised issues engaged with housing providers such as, Home Group to find people accommodation.</li> </ul>
<p><b>Border, Fellside and North Carlisle</b></p> <p>In attendance:</p>	<ul style="list-style-type: none"> <li>• There is a shortage of social housing in the area. Another challenge is a prevalence of second homes and Airbnb's driving locals out.</li> </ul>

<ul style="list-style-type: none"> <li>• Lorraine Davis – Chair &amp; CDO (arranged meeting)</li> <li>• Councillor John Mallinson – Vice Chair – Houghton and Irthington</li> <li>• Councillor Roger Dobson – Corby and Hayton</li> <li>• Councillor Helen Davison - Belah</li> <li>• Councillor Mike Mitchelson - Brampton</li> <li>• Councillor Geoff Mitchell - Wetheral</li> </ul>	<ul style="list-style-type: none"> <li>• The evidence in relation to older persons housing is that the existing supply of retirement/sheltered housing is in need of refurbishment and would attract more people to move there if it was modernised.</li> <li>• Councillors indicated that there is a demand for older persons housing in the area however this is also being driven by people moving into the area from other places some areas are affluent.</li> <li>• There is some evidence of bungalows being built in the area and these are popular, there is a view that there is a demand for a contemporary form of sheltered housing in Brampton.</li> <li>• There is evidence of people building 'granny annexes'.</li> <li>• The challenge in the area is the rurality and lack of services available. Brampton is the largest settlement whilst the rest is rural. This means that most development is likely in the Brampton area and the evidence is that people want to be close to services.</li> <li>• Councillors raised the potential to look at pre-fab housing to deliver older persons housing options as well as Community Land Trusts as a mechanism to deliver affordable housing in perpetuity. Particularly as councillors are increased engagement with communities when developing local plans.</li> <li>• Small scale developments are considered best to align with the rurality of local area.</li> <li>• Increased shared ownership opportunities - there is an interest in this option from those in the community but mainly raised as an option for young people.</li> </ul>
<p><b>Workington</b></p> <p>In attendance:</p> <ul style="list-style-type: none"> <li>• Councillor Jimmy Grisdale – Chair - Seaton</li> <li>• Carole Tubman – CDO</li> <li>• Councillor Barbara Cannon – St Michaels</li> <li>• Councillor Mark Fryer – Leader of the Council – St Johns and Great Clifton</li> </ul>	<ul style="list-style-type: none"> <li>• Overall, there is a demand for affordable/social housing. Experience is that developers can't meet the 15% affordable housing quota so they ask for less.</li> <li>• The evidence from councillors in relation to older persons housing is that there is demand for well-designed, attractive 'care-ready' housing with specific demand in the South and East, in Seaton.</li> <li>• The current provision of care homes are not fit-for-purpose.</li> <li>• The view of the new extra care scheme provided by Riverside is generally positive although it was referred to as being '15 years too late'. The evidence is the affordable bungalows had an extremely high demand.</li> <li>• Councillors think that extra care can be use as a community hub in rural areas to bring services to communities.</li> </ul>



	<ul style="list-style-type: none"> <li>• People want to remain living in their communities, this is particularly the case in Northside, for example. Many people are living in poor quality accommodation in Northside.</li> <li>• Better housing provision generally in Workington is needed, and better stock on North Crest. It was felt that there is an over provision in Whitehaven. <ul style="list-style-type: none"> <li>• The evidence is that there is a lack of supported accommodation for people with learning disabilities/mental health needs.</li> <li>• A gap is supported accommodation for those with substance misuse issues.</li> <li>• Accommodation needed for care experienced young people and young people with physical disability.</li> </ul> </li> <li>• There is an overprovision of supported housing for young people in Whitehaven.</li> <li>• It was highlighted that land is scarce. The new Labour government has lifted their home building target by 1000. They have recently given planning permission for 180 houses in Seaton, and Extra Care schemes containing a mixture of flats and bungalows are currently being built.</li> </ul>
<b>Fells &amp; Solway</b> In attendance: <ul style="list-style-type: none"> <li>• Helen Esslemont - CDO</li> <li>• Councillor Trevor Allison – Dalston and Burgh</li> <li>• Councillor Elaine Lynch - Wigton</li> <li>• Councillor Tony Markley – Solway Coast</li> <li>• Catherine Penrice</li> <li>• Councillor Kevin Thurlow - Aspatria</li> <li>• Claire Doherty</li> </ul>	<ul style="list-style-type: none"> <li>• The evidence identified a lack of supported housing for people with a learning disability with additional needs. Experience of people living out of county that want to come home.</li> <li>• Councillors reported a hidden and unmet need for housing for people with a learning disability as people are living with older family carers.</li> <li>• It was raised that there is a lack of accommodation for children that are cared for many people end up living out of area. It was the view of councillors that there is a need for more residential specialist provision for children with SEN needs.</li> <li>• In relation to ‘care experienced’ people a lack of ‘move-on’ accommodation is a challenge and people are unable to find affordable accommodation.</li> <li>• In relation to older people, there is a need for accessible accommodation for older people. Councillors often hear of people wanting bungalows.</li> <li>• There are challenges regarding infrastructure in deprived areas.</li> <li>• Councillors raised potential opportunities for supported housing through the Garden Village Project.</li> </ul>
<b>Lakes to Sea</b> In attendance:	Maryport North <ul style="list-style-type: none"> <li>• It was highlighted that there is a lack of meaningful interaction with housing providers.</li> </ul>

<ul style="list-style-type: none"> <li>• Susan O'Neill – CDO</li> <li>• Councillor Bill Pegram – Maryport South</li> <li>• Councillor Sally Lansbury – Keswick</li> <li>• Councillor Martin Harris – Dearham and Broughton</li> <li>• Councillor Carni McCarron-Holmes – Maryport North</li> <li>• Sarah Williamson</li> </ul>	<ul style="list-style-type: none"> <li>• In addition, rent to rent/subletting was highlighted as an issue causing problems in the area.</li> <li>• There are concerns around Airbnb in terms of affecting affordability of housing for local residents and impacting on community relations.</li> <li>• It was highlighted that builds need to be accessible for older people, for example by having lifts.</li> <li>• It was added that there is nobody representing Cumbria on the registered social housing board, only people from the North East, so it is felt that the area is not being sufficiently represented in this regard.</li> </ul> <p>Maryport South</p> <ul style="list-style-type: none"> <li>• It was highlighted that there have been no new buildings for quite a while – permission has been granted to build, but these have not gone ahead.</li> <li>• It was emphasised that a mixture of new build types are needed.</li> <li>• In addition, the discussion suggested that there are issues with the housing allocations system, with it being felt that people are leapfrogging into properties ahead of others.</li> </ul> <p>Keswick</p> <ul style="list-style-type: none"> <li>• It was highlighted that there is hardly any supported housing for people with learning disabilities – the councillor is not aware of any in Keswick. There is some supported housing for older people, with a few providers offering housing, however a connection to Keswick is often needed. Greta Gardens was initially less successful due to too narrow an occupancy clause regarding a needed connection to Keswick. However, this was made more flexible and has since become a popular scheme.</li> <li>• It was raised that there is a significant downsizing problem, and that incentives are needed for older people to downsize, for example, stamp duty relief.</li> <li>• Issues were highlighted with poor quality maintenance of stock.</li> <li>• It was highlighted that 66 new Housing Association properties are due on the edge of Keswick.</li> <li>• It was additionally highlighted that in Keswick, 10% of households are second homes, and 35-40% are self-catering accommodations, which can create issues with waste.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Councillor Lansbury highlighted that there are examples of people having to travel far to access supported living for young people who need continued support after turning 18.</li> <li>• The need for additional supply of supported living in the Keswick area was emphasised, with Atkinsons and Keswick Community Housing Trust being mentioned as possible providers.</li> </ul> <p>Dearham and Broughton</p> <ul style="list-style-type: none"> <li>• The Councillor suggested a likely need for more social housing. There is some social housing provision in the area.</li> <li>• It was again highlighted that there are issues with Airbnbs and holiday lets, which can take properties off the market for local people.</li> <li>• In addition, there are concerns around overdevelopment, the traffic issues that new property developments can bring, and the complexities of a proportionately large older population.</li> </ul>
<p><b>South Cumberland</b></p> <p>In attendance:</p> <ul style="list-style-type: none"> <li>• Councillor Andy Pratt - Millom Without</li> <li>• Councillor Bob Kelly – Millom</li> <li>• Councillor Sam Pollen – Egremont</li> <li>• Councillor Michael Eldon – Cleator Moor West</li> <li>• Liz Nichol - CDO</li> </ul>	<p>Millom Without</p> <ul style="list-style-type: none"> <li>• It was highlighted that there are a significant number of older people living on their own in relatively big houses, and that they can be isolated. It was suggested that there may be more of the right housing for people in this age category in the villages, however, lack of public transport poses a challenge.</li> <li>• In addition, the discussion highlighted that second homes and Airbnbs are starting to impact on the affordability of the market. It was also noted that this can present challenges in ways not always considered, such as the heating costs of heating a terraced house if the two houses next door are holiday homes and not being heated. As well as holiday homes and Airbnbs, contractors staying for short periods of time can also disrupt a sustainable village life.</li> <li>• It was highlighted that the scope for 1 or 2 bed houses is not there, which means there is nowhere to downsize to without moving out of the community.</li> <li>• It was suggested that many residents would require a night warden if they were to live in sheltered accommodation.</li> </ul> <p>Millom</p>

	<ul style="list-style-type: none"> <li>• The Councillor emphasised the ageing population and highlighted that there are many old 1860s terraced houses in the centre that may not be suitable for older people.</li> <li>• It was highlighted that Airbnb is taking properties that might have otherwise gone to local residents. In addition, Home Group's closure of a housing estate was highlighted as a challenge.</li> <li>• The need for bungalows for older people was emphasised.</li> <li>• It was added that there is a need for more social housing to accommodate people on low wages.</li> <li>• Moreover, many private rentals are of poor quality and there is a sense that tenants are being exploited.</li> </ul> <p>Cleator Moor West</p> <ul style="list-style-type: none"> <li>• The number of empty properties sitting unoccupied while residents are seeking homes was highlighted. It was felt that Home Group are leaving these properties to sit empty for too long.</li> <li>• It was added that more housing is needed for those with SEND and other disabilities.</li> <li>• Moreover, the evidence suggests that there is a need for more 1 and 2 bed properties. It is felt that there is space for this, but that the council just need to work with housing providers to execute this.</li> <li>• There are positive views of Westfield Housing Association.</li> </ul> <p>Egremont</p> <ul style="list-style-type: none"> <li>• The Councillor for Egremont also highlighted the empty properties that have been left empty for too long.</li> <li>• Issues with poor quality housing affecting all people, including those with complex needs, was emphasised.</li> <li>• It was added that there are big income divides, and that the town is in the process of regeneration.</li> <li>• It was felt that there is nowhere near enough sheltered housing available, which includes move on accommodation for people experiencing homeless, who have been positively affected by the homeless centre in Egremont, but who are then struggling to find somewhere to move on to.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The issue of digital isolation was also highlighted. Following on from this, the importance of having in person drop-in sessions run by housing providers across Cumberland was emphasised.</li> <li>• The Councillor highlighted that 75% of all their casework is related to social housing queries and concerns.</li> <li>• It was added that a more robust relationship with social housing providers across Cumberland is needed, and that Councillors are seeking a better relationship with Cumberland Council.</li> </ul>
<p><b>Carlisle West</b></p> <p>In attendance:</p> <ul style="list-style-type: none"> <li>• Councillor Miss Jeanette Whalen – Yewdale</li> <li>• Councillor Anne Glendinning – Castle</li> <li>• Councillor Anne Quilter – Morton</li> <li>• Councillor Christopher Southward - Denton Holme</li> <li>• Jamie Hendry - CDO</li> </ul>	<p>Morton</p> <ul style="list-style-type: none"> <li>• The evidence suggests that there have been historical difficulties in dealing with Riverside Housing Association. However, the benefits of Riverside stock, that is being invested into the community, was also discussed.</li> <li>• In addition, it was highlighted that the effects of the historical stock transfer from the Council to the individual (when people bought their council homes) have had a noticeable effect on social housing provision in the area.</li> <li>• It was noted that there are expensive houses dotted around Morton.</li> <li>• In general, it was emphasised that there is an unmet need for social housing.</li> <li>• Councillors mentioned that there used to be a children's home, but that this was shut and moved away.</li> <li>• The evidence suggests that there are unsuitable 1 bed bungalows in Morton.</li> <li>• In addition, difficulties with the private rented sector were highlighted, with examples of young mothers being given no fault evictions and needing to access social housing as a result.</li> <li>• The councillors emphasised a need for more homes for people starting out, highlighting a lack of stock and young people who struggle to get onto the housing register. It was added that choice based letting can be daunting and test one's confidence, especially for young people who are new to the system. As a result, the importance of advocacy for young people was emphasised.</li> <li>• Moreover, it was highlighted that there is a complete lack of housing for younger people generally.</li> </ul>

	<ul style="list-style-type: none"> <li>• Antisocial behaviour issues were highlighted with some residents in Castles and Coasts housing, including around challenges related to drug addiction and dealing. This can create an unpleasant living environment for the older people who own properties around these areas.</li> <li>• The councillor was aware of one extra care scheme in the area, as well as a separate pleasant area with older people living in bungalows.</li> <li>• It was suggested that a regeneration of town centres is needed.</li> </ul> <p>Castle</p> <ul style="list-style-type: none"> <li>• The discussion highlighted the need for more social housing in the Castle area, as well as/including more housing for older people, young families, and disabled people.</li> <li>• The Councillor was aware of Freshfield Court extra care scheme in Botchergate, which is considered to be quite popular among local residents. There is no obvious antisocial behaviour at the scheme, and as well as flats, there are 6 bungalows. It was highlighted that there are no voids for long at the scheme.</li> <li>• It was added that there is a need for more development in Botchergate, which was suggested to be one of the less appealing areas of Carlisle.</li> </ul> <p>Denton Holme</p> <ul style="list-style-type: none"> <li>• The discussion highlighted Riverside residents' frustration with Riverside's maintenance of their houses. It was emphasised that in person drop-in support on the high street is needed again to support those who might be more vulnerable, as opposed to only offering support over the phone.</li> <li>• The prevalence of homes that are sitting empty in Denton Holme was highlighted.</li> <li>• The discussion suggested that an increased awareness of extra care is needed.</li> <li>• The bad drug problems in Carlisle were highlighted. It was suggested that people experiencing drug addiction might move to Carlisle to get away from an active drug environment, however it was highlighted that this is a misconception as there are active drug networks in Carlisle.</li> </ul> <p>Yewdale</p>
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	<ul style="list-style-type: none"> <li>• The discussion highlighted a possible larger proportion of private owned and rental properties in Yewdale, as well as some Airbnbs.</li> <li>• The discussion also emphasised issues with Riverside Housing Association and the maintenance of their properties, including issues with mould as well as with poor customer service.</li> </ul>
<p><b>Petteril</b></p> <p>In attendance:</p> <ul style="list-style-type: none"> <li>• Jackie Rudd – CDO</li> <li>• Councillor Chris Wills - Upperby</li> <li>• Hayley Bishop – Cumberland Council</li> <li>• Councillor Justin McDermott – Harraby North</li> <li>• Councillor Robert Betton – Botcherby</li> </ul>	<p>Upperby</p> <ul style="list-style-type: none"> <li>• The discussion highlighted that there is a high housing need in Cumberland for single young men who have left penal institutions.</li> <li>• It was highlighted that a sense of community and community power and engagement is needed, and this is something that is felt to be in decline.</li> <li>• The discussion emphasised high isolation levels in the community, which individuals will often try and hide. It was added that councillors observe both couples and individuals experiencing isolation, and that although isolation is everywhere, it is especially serious in the more economically deprived wards.</li> <li>• Upperby Court is an Independent Living scheme in the ward for over 55s, with resident management staff on site 24 hours a day. The discussion suggested a range of resident's views on the scheme - it was felt by some to be clean, friendly and clear of antisocial behaviour (despite this persisting in the surrounding area), however, it was added that there are still people experiencing isolation and dependent on family. It was further added that while there is a more sociable group at the scheme, this is not the case for all residents. The popularity of pets at the scheme was raised, suggesting their might be a demand for new activities.</li> <li>• It was suggested that public transport in the area needs to be significantly amended. The commercial model struggles because there is insufficient demand to make it financially viable, but it is still invaluable. The Councillor is trying to get support on a subsidised taxi service that might help with isolation in the community, as it could take people exactly where they want to go, as opposed to public buses which might not.</li> <li>• It was added that the isolation levels seen suggest that there is demand for more support, which may include supported housing options.</li> </ul>

	<ul style="list-style-type: none"> <li>• It was further highlighted that there is a long backlog of young people living at home or sofa surfing. It was emphasised that housing options are beyond the reach of many young people.</li> </ul> <p>Harraby North</p> <ul style="list-style-type: none"> <li>• It was highlighted that there are a few housing schemes for older people in the area, including Kirk House and Harraby Croft.</li> <li>• The Councillor highlighted that while they don't have much interaction with residents at these schemes, they do have interactions with people with learning disabilities or complex mental health needs who are currently living in social housing who would benefit from supported living, suggesting that there is a possible demand for specialist supported living in the area.</li> <li>• It was suggested that the lack of housing generally implies that there is a need for supported housing as well as general needs housing.</li> </ul> <p>CDO</p> <ul style="list-style-type: none"> <li>• It was highlighted that there is a demand for a more supportive living environment for some residents.</li> <li>• It was added that people being placed in wards they are not familiar with can add to the challenges related to building community.</li> <li>• The discussion highlighted that many people are not looking to leave their current homes, but would instead want to adapt their existing property.</li> </ul> <p>Robert Betton</p> <ul style="list-style-type: none"> <li>• <i>To be added in next draft</i></li> </ul>
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## Annexe 7. Cumberland: Sub areas and wards

Parish	Ward	Sub-Area
Allhallows	Aspatria	Solway Coast to Lakes
Allonby	Aspatria	Solway Coast to Lakes
Aspatria	Aspatria	Solway Coast to Lakes
Bromfield	Aspatria	Solway Coast to Lakes
Dundraw	Aspatria	Solway Coast to Lakes
Hayton and Mealo	Aspatria	Solway Coast to Lakes
Holme St Cuthbert	Aspatria	Solway Coast to Lakes
Westnewton	Aspatria	Solway Coast to Lakes
Stanwix Rural	Belah	Carlisle
Unparished area	Belle Vue	Carlisle
Wetheral	Botcherby	Carlisle
Above Derwent	Bothel and Wharrels	LDNP — North Lakes (West)
Bassenthwaite	Bothel and Wharrels	LDNP — North Lakes (West)
Bewaldeth and Snittlegarth	Bothel and Wharrels	LDNP — North Lakes (West)
Blennerhasset and Torpenhow	Bothel and Wharrels	Solway Coast to Lakes
Blindbothel	Bothel and Wharrels	LDNP — North Lakes (West)
Blindcrake	Bothel and Wharrels	LDNP — North Lakes (West)
Bothel and Threapland	Bothel and Wharrels	Solway Coast to Lakes
Buttermere	Bothel and Wharrels	LDNP — North Lakes (West)
Embleton & District (inc. Setmurthy and Wythop)	Bothel and Wharrels	LDNP — North Lakes (West)
Ireby and Uldale	Bothel and Wharrels	LDNP — North Lakes (West)
Lorton	Bothel and Wharrels	LDNP — North Lakes (West)
Loweswater	Bothel and Wharrels	LDNP — North Lakes (West)
Plumbland	Bothel and Wharrels	Solway Coast to Lakes
Setmurthy	Bothel and Wharrels	LDNP — North Lakes (West)
Wythop	Bothel and Wharrels	LDNP — West Lakes
Keswick	Bothel and Wharrels	LDNP — North Lakes (West)
Underskiddaw	Bothel and Wharrels	LDNP — North Lakes (West)
Askerton	Brampton	Rural Carlisle
Brampton	Brampton	Rural Carlisle
Burtholme	Brampton	Rural Carlisle
Kingwater	Brampton	Rural Carlisle
Nether Denton	Brampton	Rural Carlisle
Upper Denton	Brampton	Rural Carlisle
Waterhead	Brampton	Rural Carlisle
Whitehaven	Bransty	West Cumbria
Unparished area	Castle	Carlisle

Parish	Ward	Sub-Area
Arlecdon and Frizington	Cleator Moor East and Frizington	West Cumbria
Cleator Moor	Cleator Moor East and Frizington	West Cumbria
Ennerdale and Kinniside	Cleator Moor East and Frizington	LDNP - West Lakes
Lamplugh	Cleator Moor East and Frizington	Lakeland Fringe
Cleator Moor	Cleator Moor West	West Cumbria
Cockermouth	Cockermouth North	Lakeland Fringe
Papcastle	Cockermouth North	Lakeland Fringe
Brigham	Cockermouth South	Lakeland Fringe
Cockermouth	Cockermouth South	Lakeland Fringe
Dean	Cockermouth South	Lakeland Fringe
Greysouthen	Cockermouth South	Lakeland Fringe
Little Clifton	Cockermouth South	West Cumbria
Carlattan	Corby and Hayton	Rural Carlisle
Castle Carrock	Corby and Hayton	Rural Carlisle
Cumrew	Corby and Hayton	Rural Carlisle
Cumwhitton	Corby and Hayton	Rural Carlisle
Farlam	Corby and Hayton	Rural Carlisle
Hayton	Corby and Hayton	Rural Carlisle
Midgeholme	Corby and Hayton	Rural Carlisle
Wetheral	Corby and Hayton	Carlisle
Unparished area	Currock	Carlisle
Beaumont	Dalston and Burgh	Carlisle
Burgh by Sands	Dalston and Burgh	Solway Coast to Lakes
Cummersdale	Dalston and Burgh	Carlisle
Dalston	Dalston and Burgh	Rural Carlisle
Kingmoor	Dalston and Burgh	Carlisle
Orton	Dalston and Burgh	Solway Coast to Lakes
Bridekirk	Dearham and Broughton	Solway Coast to Lakes
Broughton	Dearham and Broughton	Lakeland Fringe
Dearham	Dearham and Broughton	West Cumbria
Gilcrux	Dearham and Broughton	Solway Coast to Lakes
Oughterside and Allerby	Dearham and Broughton	Solway Coast to Lakes
Unparished area	Denton Holme	Carlisle
Egremont	Egremont	West Cumbria
St. Bees	Egremont North and St Bees	West Cumbria
Egremont	Egremont North and St Bees	West Cumbria
Whitehaven	Egremont North and St Bees	West Cumbria
Gosforth	Gosforth	LDNP - West Lakes
Seascale	Gosforth	West Cumbria
Wasdale	Gosforth	LDNP - West Lakes

## Supported Housing Needs Study

Parish	Ward	Sub-Area
Haile	Gosforth	West Cumbria
Lowside Quarter	Gosforth	West Cumbria
Ponsonby	Gosforth	West Cumbria
Beckermest	Gosforth	West Cumbria
Unparished area	Harraby North	Carlisle
St Cuthbert Without	Harraby South	Carlisle
Winscales	Harrington	West Cumbria
Workington	Harrington	West Cumbria
Weddicar	Hillcrest and Hensingham	West Cumbria
Whitehaven	Hillcrest and Hensingham	West Cumbria
Hethersgill	Houghton and Irthington	Rural Carlisle
Irthington	Houghton and Irthington	Rural Carlisle
Kirkclinton Middle	Houghton and Irthington	Rural Carlisle
Scaleby	Houghton and Irthington	Rural Carlisle
Stanwix Rural	Houghton and Irthington	Carlisle
Stapleton	Houghton and Irthington	Rural Carlisle
Walton	Houghton and Irthington	Rural Carlisle
Wetheral	Houghton and Irthington	Carlisle
Distington	Howgate	West Cumbria
Lowca	Howgate	West Cumbria
Parton	Howgate	West Cumbria
Moresby	Howgate	West Cumbria
Whitehaven	Howgate	West Cumbria
Whitehaven	Kells and Sandwith	West Cumbria
Borrowdale	Keswick	LDNP — North Lakes (West)
Keswick	Keswick	LDNP — North Lakes (West)
St John's Castlerigg and Wythburn	Keswick	LDNP — North Lakes (West)
Arthuret	Longtown	Rural Carlisle
Bewcastle	Longtown	Rural Carlisle
Kirkandrews	Longtown	Rural Carlisle
Nicholforest	Longtown	Rural Carlisle
Rockcliffe	Longtown	Rural Carlisle
Solport	Longtown	Rural Carlisle
Westlinton	Longtown	Rural Carlisle
Crosscanonby	Maryport North	Solway Coast to Lakes
Maryport	Maryport North	West Cumbria
Broughton Moor	Maryport South	West Cumbria
Maryport	Maryport South	West Cumbria
Millom	Millom	Millom
Ulpha	Millom Without	LDNP - West Lakes

# Supported Housing Needs Study

Parish	Ward	Sub-Area
Waberthwaite	Millom Without	LDNP - West Lakes
Bootle	Millom Without	LDNP - West Lakes
Eskdale	Millom Without	LDNP - West Lakes
Millom	Millom Without	Millom
Millom Without	Millom Without	Millom
Muncaster	Millom Without	LDNP - West Lakes
Whicham	Millom Without	LDNP - West Lakes
Drigg and Carleton	Millom Without	West Cumbria
Irton with Santon	Millom Without	LDNP - West Lakes
Whitehaven	Mirehouse	West Cumbria
Workington	Moss Bay and Moorclose	West Cumbria
Camerton	Seaton	West Cumbria
Seaton	Seaton	West Cumbria
Workington	Seaton	West Cumbria
Bowness	Solway Coast	Solway Coast to Lakes
Holme Abbey	Solway Coast	Solway Coast to Lakes
Holme East Waver	Solway Coast	Solway Coast to Lakes
Lands common to Holme Abbey, Holme Low and Holme St Cuthbert	Solway Coast	Solway Coast to Lakes
Holme Low	Solway Coast	Solway Coast to Lakes
Silloth-on-Solway	Solway Coast	Solway Coast to Lakes
Great Clifton	St John's and Great Clifton	West Cumbria
Workington	St John's and Great Clifton	West Cumbria
Workington	St Michael's	West Cumbria
Stanwix Rural	Stanwix Urban	Carlisle
Caldbeck	Thursby	LDNP – North Lakes (West)
Aikton	Thursby	Solway Coast to Lakes
Boltons	Thursby	Solway Coast to Lakes
Kirkbampton	Thursby	Solway Coast to Lakes
Kirkbride	Thursby	Solway Coast to Lakes
Sebergham	Thursby	Solway Coast to Lakes
Thursby	Thursby	Rural Carlisle
Westward	Thursby	Solway Coast to Lakes
Unparished area	Upperby	Carlisle
St Cuthbert Without	Wetheral	Carlisle
Wetheral	Wetheral	Carlisle
Waverton	Wigton	Solway Coast to Lakes
Wigton	Wigton	Solway Coast to Lakes
Woodside	Wigton	Solway Coast to Lakes
Unparished area	Yewdale	Carlisle

Source: Cumberland Council (2024)